



CITY OF ST. PETERSBURG, FLORIDA
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **March 4, 2020** beginning at 2:00 P.M., at the Sunshine Center Auditorium, 330 5th Street North, St. Petersburg, Florida.

According to Planning & Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: 20-54000001 PLAT SHEET: M-10

REQUEST: Approval of a Variance from Section 16.40.100.5 to store domestic equipment (golf cart trailer) in the front yard (driveway) in the NT-1 zoning district.

OWNER: Robert C. Adamo
 5037 15th Avenue North
 Saint Petersburg, Florida 33710

ADDRESS: 5037 15th Avenue North

PARCEL LID NO.: 16-31-16-21294-005-0080

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-1)

Structure	Required	Requested	Variance	Magnitude
Domestic Equipment	Located within Interior Side and Rear Yards	Located within Front Yard	Location	100%

BACKGROUND: The subject property consists of one platted lot (Lot 8, Block 5, Section A, Disston Hills Subdivision) and is located within the boundaries of the Disston Heights Civic Association. The existing single-family home was originally constructed in 1985. The property has a lot width of 50-feet and a lot depth of 100-feet with approximately 5,000 square feet of lot area.

REQUEST: The applicant is requesting a variance to park a golf cart trailer, which the City Code defines as domestic equipment, on the driveway within the front yard of the subject property. On December 17, 2019 the City's Codes Compliance Department opened a case (see attached Codes Compliance Report for Case #19-00032923) citing an enclosed trailer stored on the driveway in the front yard. Pursuant to City Code Section 16.40.100.5. - Domestic equipment parked, placed, or stored on neighborhood zoned property, up to two pieces of domestic equipment may be parked outside of an enclosed structure if the equipment is parked within the interior yard or rear yard. Section 16.40.100.5 specifically states that domestic equipment, "shall not be parked, placed or stored in the front yard, in the street side yard, or in the buildable area to the front of the principal structure."

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The site contains an existing one-story single-family residence. The request does not include any redevelopment of the site.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

The subject property meets the minimum lot size requirements for the NT-1; Neighborhood Traditional, Single-Family District in which it is located. The NT-1 district requires a minimum lot width of 45-feet and minimum lot area of 4,500 square feet. The property is 50-feet wide and 100-feet deep containing approximately 5,000 square feet of area.

c. *Preservation district. If the site contains a designated preservation district.*

The property is not located within a designated preservation district.

d. *Historic Resources. If the site contains historical significance.*

The property does not contain any historical significance.

- e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

The request does not involve or impact significant vegetation or other natural features.

- f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The request does not promote any established historic or traditional development within the block face. No other properties on the block face have been granted a variance to store domestic equipment within the front yard area.

Neighborhood Traditional district vehicle connection regulations state that required parking be provided behind the front façade line of the principal structure, including the porch, if present. A majority of homes on the block face, including the subject property, lack the ability to meet this requirement as they were developed prior to its implementation. However, any newly constructed residence will have to provide required parking behind the front façade. The requested variance is not in conformance with Code regulations for required parking locations for either domestic equipment or standard vehicular parking.

- g. *Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

This criterion is not applicable.

2. *The special conditions existing are not the result of the actions of the applicant;*

Based on the attached Plot Plan provided by the applicant, the existing home has 6-foot side setbacks. A standard golf cart is 4-feet wide and 8-feet in length with a height of less than 6-feet with a roof. The golf cart itself can easily fit within either interior yard area. Golf cart trailers can be either enclosed or unenclosed and come in sizes as narrow as 5-feet wide. While it would be difficult to maneuver a trailer into the existing 6-foot wide side yard, a golf cart trailer could be stored within the existing garage. The existing conditions of the home are not the result of actions by the applicant, who purchased the home in 2013. However, the special conditions of having domestic equipment that cannot be stored in conformance with Code requirements is the result of actions by the applicant.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

A literal enforcement of the Code would not result in an unnecessary hardship as the subject property meets the minimum lot size for the zoning district in which it is located, and alternate options exist for the applicant to store a golf cart and trailer on the property. Therefore, there is no physical hardship for storing a golf cart trailer in the front yard on the subject property.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

Adherence to Code requirements for domestic equipment parked on neighborhood zoned property would not deprive the applicant of reasonable use of the land as the subject property has the capacity to park a golf cart and trailer on the property in conformance with Code requirements.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The applicant has the ability to make reasonable use of the land in conformance with Code requirements. The requested variance is not necessary to accomplish the applicant's desire to store a golf cart trailer on their property.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The variance requested is not in harmony with the general purpose and intent of the Code as the Code regulates the placement of domestic equipment to reduce their visibility from the public right-of-way. Granting of the variance could set a precedent for other variances and lead to a proliferation of domestic equipment within front yard areas.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The applicant did submit signatures of support from both abutting neighbors to the east and west as well as one of the neighbors directly across the street, along with five others on the block face, see attached Neighborhood Worksheet.

The granting of the requested variance will not be injurious to neighboring properties or detrimental to the public welfare of the neighborhood. However, if granted the request could set a precedent for additional requests for domestic equipment to be parked in the front yards of neighborhood properties.

8. *The reasons set forth in the application justify the granting of a variance;*

Staff finds that the reasons set forth in the application do not justify the granting of the variance as alternate options exist for parking and storing a golf cart trailer on the subject property.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

None were considered.

PUBLIC COMMENTS: The subject property is within the boundaries of the Disston Heights Civic Association. The applicant informed the president of the civic association of the request. Notification also was provided to the Council of Neighborhood Associations (CONA) and the Federation of Inter-City Community Organizations (FICO). Staff did not receive comments for or against the request from any of those entities. The applicant submitted the Neighborhood Worksheet (see attached) with signatures of support from both abutting property owners to the east and west along with one of the property owners directly across the street, and five others on the block face. Prior to publication of this Staff Report no phone calls were received from the public regarding this request.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variance.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

- 1. Approval is limited to the golf cart trailer depicted in the attached Photographs.
- 2. The golf cart trailer shall be parked on the driveway within the property lines of the subject property.
- 3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
- 4. This variance approval shall be valid until such time as the property is sold.

ATTACHMENTS: Project Location Map, Photographs, Variance Application, Codes Compliance Report, Neighborhood Worksheet

Report Prepared By:

2/19/20

Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning & Development Services Department
Date

Report Approved By:

2.24.20

Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department
Date



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-54000001
Address: 5037 15th Avenue North







5037

5037



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VARIANCE

Application No 20-54000001

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner):	<u>ROBERT C. ADAMO</u>
Street Address:	<u>5037-15th Av. No.</u>
City, State, Zip:	<u>ST. PETERSBURG FL 33710</u>
Telephone No:	<u>727-323-1248</u> Email Address: <u>N/A</u>
NAME of AGENT or REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No: Email Address:	
PROPERTY INFORMATION:	
Street Address or General Location:	<u>SAME</u>
Parcel ID#(s):	
DESCRIPTION OF REQUEST: <u>Variance to store trailer in front yard on driveway</u>	
PRE-APPLICATION DATE:	<u>12/31/19</u> PLANNER: <u>Scot Bohyard</u>

FEE SCHEDULE			
1 & 2 Unit, Residential - 1 st Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 st Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00
Cash, credit, checks made payable to "City of St. Petersburg"			

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner / Agent*: Robert Charles Adamo Date: 1-3-20
*Affidavit to Authorize Agent required, if signed by Agent
Typed Name of Signatory: ROBERT C. ADAMO

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VARIANCE

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address:	Case No.:
Detailed Description of Project and Request:	
Park golf cart trailer in driveway.	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
NA	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
NA	
3. How is the requested variance not the result of actions of the applicant?	
NA	

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VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?
NO ROOM ON SIDES OF HOUSE. TRAILER
WILL NOT FIT IN GARAGE. STORAGE ARE
TO FAR AWAY. CAR IS USED DAILY FOR
TRANSPORTATION.
6. In what ways will granting the requested variance enhance the character of the neighborhood?
TRAILER IS NOT UNSIGHTLY.



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VARIANCE

NEIGHBORHOOD WORKSHEET

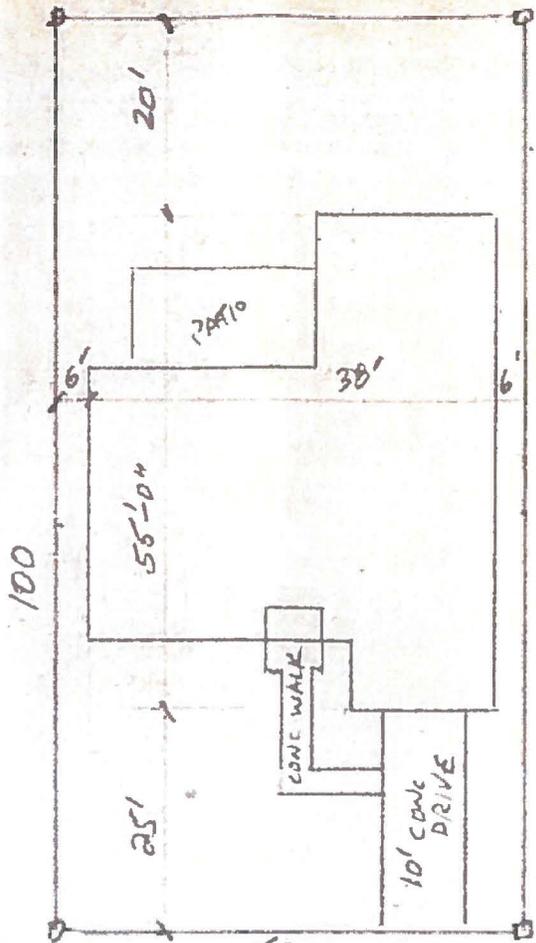
Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	5020 15 th Ave N, St Pete 33710
Owner Name (print):	Jodi Chemes
Owner Signature:	Jodi Chemes
2. Affected Property Address:	5013 15 th Ave N St. Pete 33710
Owner Name (print):	Plully & Noble Youngblood
Owner Signature:	Plully & Noble Youngblood
3. Affected Property Address:	5047 15 th Ave N St Pete 33710
Owner Name (print):	JAIL KHATTABI
Owner Signature:	Jail Khattabi
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
SIGNED BY PROTECTED INDIVIDUAL	
5. Affected Property Address:	5100 15 th Ave N ST PETE
Owner Name (print):	Charles Meyers
Owner Signature:	Charles Meyers
6. Affected Property Address:	5021 15 th Ave N St. Pete
Owner Name (print):	Tyler Chauncey
Owner Signature:	Tyler Chauncey
7. Affected Property Address:	5029 15 th Ave N St. Pete
Owner Name (print):	Robyn Alfred
Owner Signature:	Robyn Alfred
8. Affected Property Address:	5027 14 th N St Pete 33710
Owner Name (print):	SUSAN WELLS
Owner Signature:	Susan M Wells

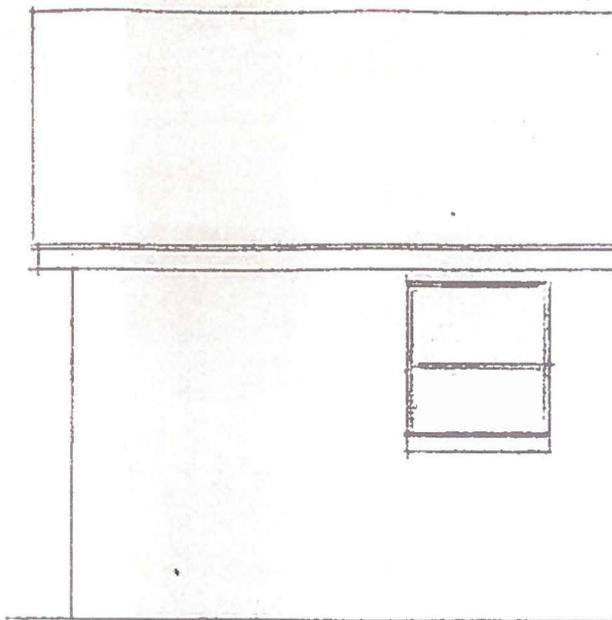
ALL my Nabors SUPPORT ME 100%

PLOT PLAN

SCALE 1" = 20'

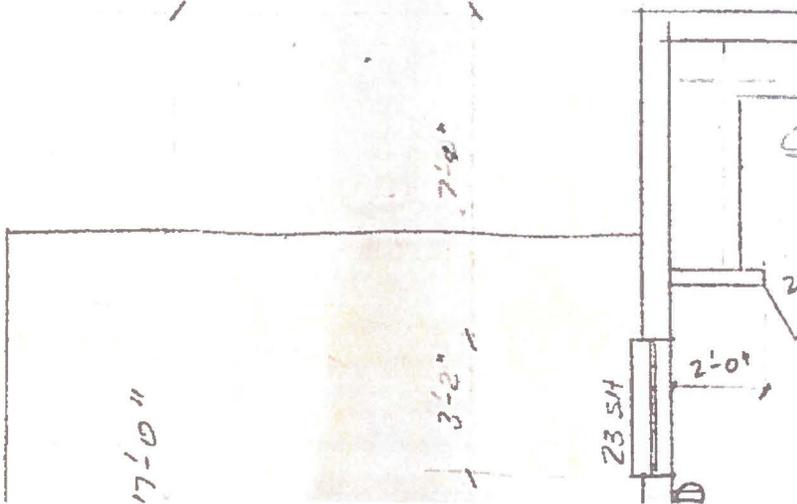


50
15 AVE No.



38'-0"

19'-0"



17'-0"

23'-5 1/2"

2'-0"

7'-8"

Property Information

Address: 5037 15TH AVE N
SAINT PETERSBURG, FL 337106028
Location ID: 58519
Parcel Identification Nbr: 16/31/16/21294/005/0080/
Old account number: 55356260
Zoning:
Subdivision: DISSTON HEIGHTS CIVIC ASSN

Case General Information

Case status: AC ACTIVE
Status date: 12/17/2019
Case type: CVCD CIVIL CITATION - DOM. EQ
Reported date: 12/17/2019
Origination: CS CODES INITIATED
Default inspector: NW NAZLIE WELLS 893-4065
Credit balance: .00
Disposition: Public
Pin number: 022244

Owner Information

Owner name: ADAMO, ROBERT C
Address: 5037 15TH AVE N
City: SAINT PETERSBURG, FL 337106028
Phone: 0
Notice: Y
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
DOMESTIC EQUIPMENT	AC		1	12/17/2019	

Case Data

Description	Data
OWNER	X
TENANT	
DRIVERS LICENSE/ID #	
DOB	
SEX	Male

Active Inspections

Type	Insp ID	Schedule Date
REINSPECTION	NW	3/12/2020

Type	Text	Date
Case narrative		
Violation comments		
DOMESTIC EQUIPMENT	- ACTIV	

Type	Text	Date
	(Continued)	
	Enclosed trailer stored in front yard during unapproved day and time.	12/17/2019 12/17/2019
Inspection comments		
001 - INITIAL INSPECTION		
Results status	INSPECTI	
	December 17, 2019 4:29:18 PM nywells.	12/17/2019
	During inspection, noted enclosed trailer stored on driveway.	12/17/2019 12/17/2019
002 - REINSPECTION		
Results status	INSPECTI	
	December 30, 2019 1:52:57 PM nywells.	12/30/2019
	During inspection, noted trailer stored in front yard.	12/30/2019
003 - REINSPECTION		
Results status	INSPECTI	
	December 30, 2019 1:55:14 PM nywells.	12/30/2019
	Variance?	12/30/2019
004 - REINSPECTION		
Request status		
	January 3, 2020 9:05:20 AM mrvold.	1/03/2020
	Check to see if owner has turned in paperwork for a possible variance, cut off date was 01/13/2020. If not proceed on with case if violation remains.	1/03/2020 1/03/2020 1/03/2020
Results status	INSPECTI	
	January 14, 2020 11:04:29 AM nywells.	1/14/2020
	Variance application 20-54000001 in pending status. Trailer remains on driveway.	1/14/2020 1/14/2020
005 - REINSPECTION		
Results status	INSPECTI	
	February 10, 2020 3:49:27 PM nywells.	2/10/2020
	Active and pending variance application 20-54000001. Trailer remains stored on driveway in front yard.	2/10/2020 2/10/2020
006 - REINSPECTION		
Board meeting comments		
Other action comments		
001 - RECORD CHECK		
	December 17, 2019 4:30:35 PM nywells.	12/17/2019
	OWNERSHIP VERIFIED VIA PINELLAS COUNTY PROPERTY APPRAISER	12/17/2019
	WEBSITE:	12/17/2019
	ADAMO, ROBERT C	12/17/2019
	ADAMO, NANCY	12/17/2019
	5037 15TH AVE N	12/17/2019
	ST PETERSBURG FL 33710-6028	12/17/2019 12/17/2019 12/17/2019
	HOMESTEAD: YES	12/17/2019
002 - TELEPHONE CONVERSATIO		
	December 30, 2019 1:51:13 PM nywells.	12/30/2019
	Voicemail message received from owner Adamo - 727-323-1268.	12/30/2019
	Per message owner has submitted a variance to store trailer.	12/30/2019
	Called and left a voicemail message requesting additional information regarding the variance submitted.	12/30/2019 12/30/2019

Type	Text	Date
	(Continued)	
003 - ELECTRONIC MAIL	December 31, 2019 2:06:08 PM nywells. Email received from Iris Winn - Admin Secretary for Development Review - stating owner has scheduled hearing for 2pm on 12/31/19 to meet with Zoning to discuss a variance possibility. Replied requesting update following conclusion of meeting.	12/31/2019 12/31/2019 12/31/2019 12/31/2019 12/31/2019 12/31/2019
004 - OFFICE VISIT	January 3, 2020 9:02:52 AM mrvold. Supervisor Vold met with owner as he was in to see about what he needed to do for a variance. The Zoning department gave him all the paperwork and explained that he needs to turn in the paperwork by January 13, 2020 for the next hearing. I explained would give him till January 13, but if the paperwork is not turned in on or by that date we will proceed with a civil citation.	1/03/2020 1/03/2020 1/03/2020 1/03/2020 1/03/2020 1/03/2020 1/03/2020
Land Management information Legal description	DISSTON HILLS SEC A & B BLK 5, LOT 8	
Lien information		



**CITY OF ST. PETERSBURG, FLORIDA
 PLANNING & DEVELOPMENT SERVICES DEPT.
 DEVELOPMENT REVIEW SERVICES DIVISION**

STAFF REPORT

DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST PUBLIC HEARING

For **Public Hearing** and **Executive Action** on **March 4, 2020** beginning at 2:00 P.M., at the Sunshine Center Auditorium, 330 5th Street North, St. Petersburg, Florida.

According to Planning & Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.: 20-54000002 PLAT SHEET: C-24

REQUEST: Approval of an after-the-fact variance to allow an existing 6-foot fence to remain in a front yard in the NS-1 zoning district.

OWNER: Keith and Brittinee Dunn
 4585 13th Way Northeast
 Saint Petersburg, Florida 33703

ADDRESS: 4585 13th Way Northeast

PARCEL ID NO.: 04-31-17-95148-004-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-1)

Structure	Required	Requested	Variance	Magnitude
Accessory Living Area and Attached Garage				
Fence	4-feet tall	6-feet tall	2-feet	150%

BACKGROUND: The subject property is located in the Shore Acres neighborhood. The property is zoned NS-1 (Neighborhood Suburban Single-family). The subject property is a fully platted lot of record described as Lot 1 of Block 4 of the Waterways Estates Section 1 subdivision. This lot is approximately 110-feet wide when measured at the midpoint and 10,621 square feet in area. NS-1 zoned properties require a minimum lot width of 75-feet and a minimum lot area of 5,800 square feet. Thus, the subject lot exceeds both standards for lot width and lot area in the NS-1 district.

The subject property is on the corner of 13th Way NE and 64th Ave NE. This property currently contains a single-family home built in 1973 that fronts to 13th Way NE, the legal side yard of the lot. As shown on the attached boundary survey for the lot, the lot has 64.56-feet of frontage on 46th Ave NE excluding the corner radius and 67.50-feet of frontage on 13th Way NE excluding the corner radius. The yard on 13th Way NE is 2.94-feet (4.5%) longer than that on 46th Ave NE. Per section 16.60.010.8.1, regarding a corner lot, the front yard shall be the yard facing the roadway on which the lot has its lesser dimension. Thus, the legal front yard of the subject lot is on 46th Ave NE. There is currently a 6-foot tall fence on this property in the legal front yard abutting 46th Ave NE, where a 4-foot tall fence is the tallest allowable height in this yard per section 16.40.040 of the Land Development Regulations.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **consistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

This criterion is not applicable because this variance does not involve the redevelopment of the existing home on this lot.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

The two street facing frontages of this lot are nearly the same length, making the subject lot irregularly shaped for the City of St. Petersburg. The subject lot exceeds the standard dimensions required for NS-1 zoned properties.

c. *Preservation district. If the site contains a designated preservation district.*

This criterion does not apply as the lot is not zoned for preservation.

d. Historic Resources. If the site contains historical significance.

There are no historic resources involved in this request.

e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.

There is no significant vegetation involved in this case.

f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.

Between Dover Street NE and Placido Bayou, there are 5 corner lots along 46th Ave NE that are platted the same way as the subject lot. Of these lots, three are constructed to face the corner radius. One home is constructed to face 46th Ave NE, and the subject home is constructed to face the side street. In this case, there is no predominant yard utilized as the front yard for these similarly platted lots. Most homes built on these lots split the difference between yards, instead of choosing one yard as a functional front yard. Staff did not find that there is an identifiable historic front yard established for these lots.

g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.

This criterion is not applicable because the request does not involve public facilities.

2. The special conditions existing are not the result of the actions of the applicant;

This is an after-the-fact request resulting from the applicants installing an over-height fence in the legal front yard of their property. The home was constructed to face the legal side yard in 1973 and this was not the result of actions by the applicants.

3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;

The literal enforcement of this Chapter would result in unnecessary hardship as there is less than a 5% difference of size between the two street facing sides of this lot. At the time that the home was built, the yard facing 13th Way NE was established as the functional front yard. The two most effected property owners, on either side of the subject property, have given signatures of support to allow the existing fence to remain in place.

4. Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;

Strict application of the provisions of this Chapter would restrict reasonable use of this land as it would create space within the applicant's property that would not be as readily utilized without a privacy fence. The applicants state that the privacy fence blocks view into their home and allows for a safe play area for their child.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The request is to allow an existing fence to remain in place. This is not the minimum possible variance request. The request could be to place the fence deeper into the lot and increase the setback of the fence from the front property line.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The granting of this variance will be in harmony with the intent of the code to provide for single-family homes to increase the privacy and safety of their properties within suburban zoned districts.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The granting of the variance will not be injurious to neighboring properties as the two most effective property owners have given signatures of support for this request. The fence is not within the site's visibility triangle. There are no sidewalks within the neighborhood, so it is not expected that the existing fence would block the view of pedestrians.

8. *The reasons set forth in the application justify the granting of a variance;*

The applicants state that they would like to retain the fence at its current height and in its current position to increase the safety and privacy of their home. These reasons do justify the granting of this variance.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

No nonconforming use of neighboring lands was considered in reviewing this request.

PUBLIC COMMENTS: The subject property is within the boundaries of the Shore Acres Civic Association. Shore acres did not contact staff with any comments related to this request. Staff received one email related to this request. This email was to inform staff of the alleged pool that the applicants wished to place in the subject legal front yard on 46th Ave NE. A separate variance request will be required if the applicants wish to place a pool in their legal front yard.

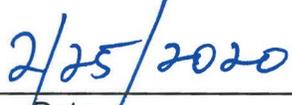
STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **APPROVAL** of the requested variance.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: Aerial map, site plan, survey, photographs, applicant's narrative, signatures of support, Neighborhood Participation Report,

Report Prepared By:

Jaime Jones, AICP, Planner II
Planning & Development Services Department
Development Review Services Division
Date

Report Approved By:

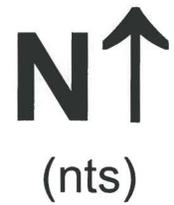
 

Jennifer Bryla, ACIP, Zoning Official (POD)
Planning & Development Services Department
Development Review Services Division
Date

JCB/JTJ:iw

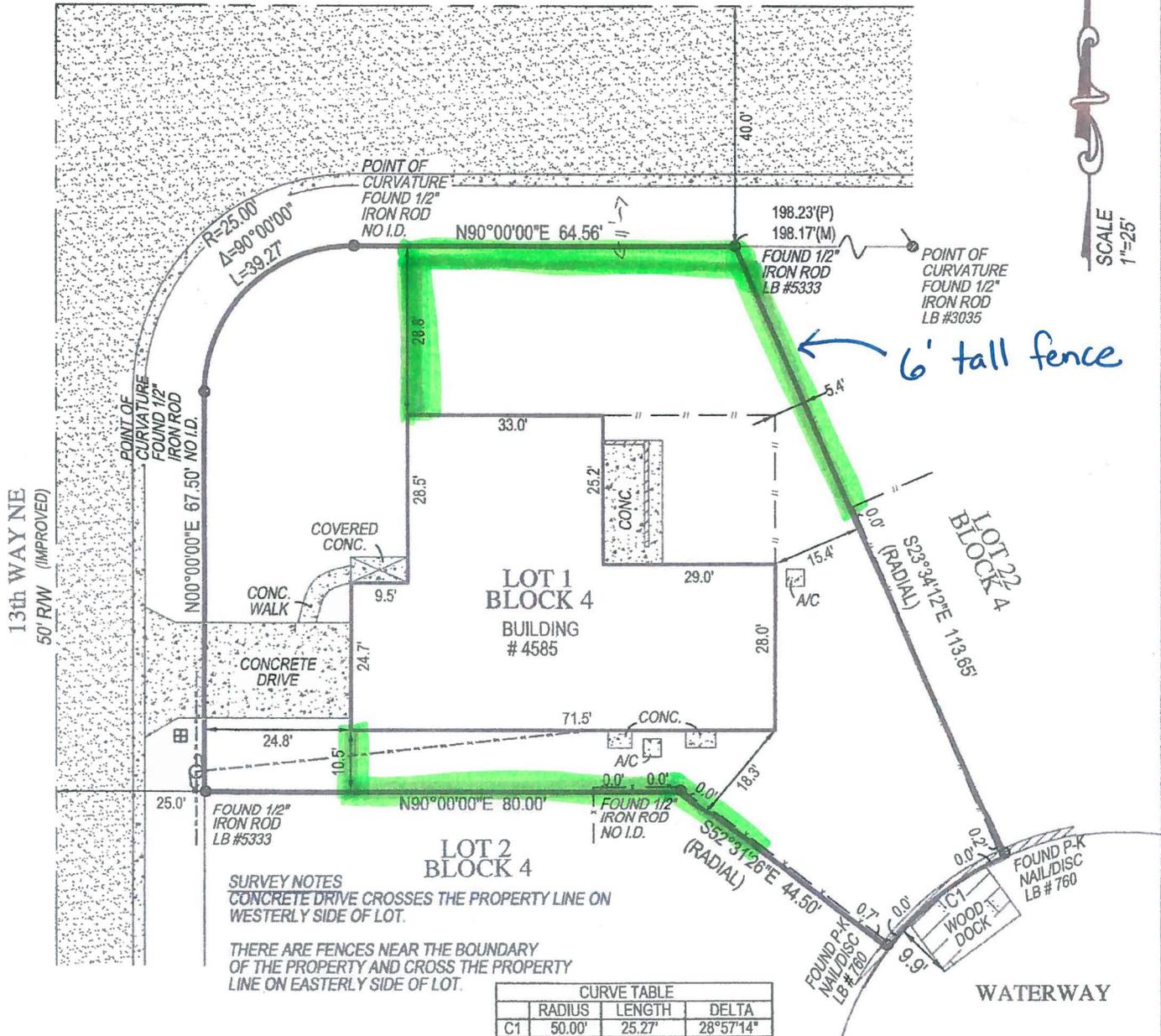


Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-54000002
Address: 4585 13th Way Northeast



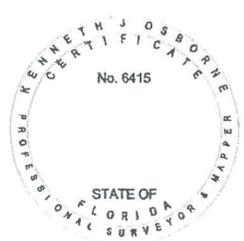
BOUNDARY SURVEY

46th AVE NE
80' R/W (IMPROVED)



SURVEY NOTES
CONCRETE DRIVE CROSSES THE PROPERTY LINE ON WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS THE PROPERTY LINE ON EASTERLY SIDE OF LOT.



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne
(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2019.04.25 23:13:08 -04'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

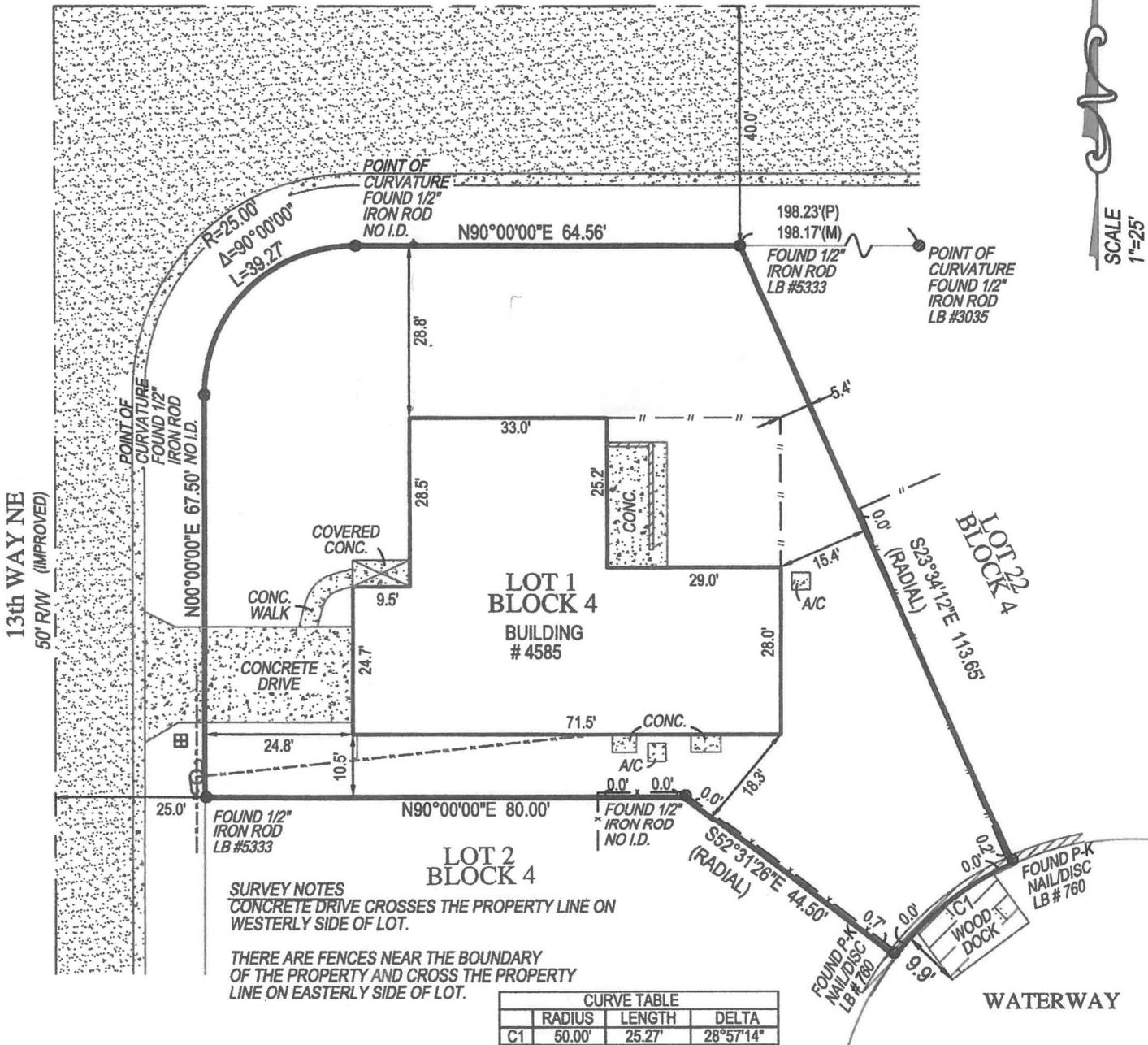


TARGET SURVEYING, LLC
LB #7893

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

46th AVE NE
80' R/W (IMPROVED)

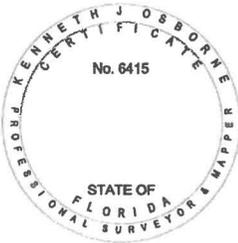


SCALE
1"=25'

SURVEY NOTES
CONCRETE DRIVE CROSSES THE PROPERTY LINE ON WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS THE PROPERTY LINE ON EASTERLY SIDE OF LOT.

CURVE TABLE		
RADIUS	LENGTH	DELTA
C1	50.00'	25.27'
		28°57'14"



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne

Kenneth Osborne

Digitally signed by Kenneth Osborne
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(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415









VARIANCE

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 4585 13 th way NE	Case No.:
Detailed Description of Project and Request:	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The irregular shape of our corner lot and orientation of home make our side yard about our neighbor's front yard.	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
Yes. There are several within a few blocks of ours:	
1371 46 th AVE NE	
1501 North Dakota Ave NE	
1400 48 th AVE NE	
3. How is the requested variance not the result of actions of the applicant?	
We visited the permit office several times prior to the fence installation. During these visits we showed them our survey, quote from vendor, and samples of materials. They assured us we were within the code allowances.	

VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>This fence provides us reasonable privacy to our back yard and blocks direct view into our french doors. These doors have unobstructed view into our living space and child (10 years) bedroom. The fence matches our immediate neighbors fences and several other homes on our street.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>One alternative is to lower the fence which is expensive and completely removes all privacy to our back yard and home. Additionally, it would prevent our home from matching others in the neighborhood and as such become an eyesore.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>It maintains uniformity throughout the neighborhood.</p>

VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	4565 13 th WAY NE ST. PETE, FLA.
Owner Name (print):	DALE NICHOLS
Owner Signature:	<i>[Signature]</i>
2. Affected Property Address:	1330 46 th AVE NE ST. PETE, FL 33703
Owner Name (print):	Ryanne Kelli Altman
Owner Signature:	<i>[Signature]</i>
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. 19-00029996

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

Posted on SA Facebook page, talked to neighbors

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

Entire package mailed and emailed, to include formal survey and neighborhood report on 31 DEC.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

Yes, discussed in person and had neighbors sign survey.

2. Summary of concerns, issues, and problems expressed during the process

All neighbors on our street and two adjoining streets have no issue with fence.

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Jennifer Joern at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 31 DEC 2019
- Attach the evidence of the required notices to this sheet such as Sent emails.



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on March 4, 2020 at 2:00 P.M. in the Auditorium of the Sunshine Center, 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 20-32000001 PLAT SHEET: F-24

REQUEST: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on a residential zoned property (NT-1) adjacent to an existing commercial zoned property (CCS-1).

OWNERS: 421 44th LLC
4400 4th Street North
Saint Petersburg, Florida 33703

John and Margaret Wunderle and Douglass Elder
P.O. Box 700
Caryville, Tennessee 37714

AGENT: Thomas Heyward
4267 48th Avenue South
Saint Petersburg, Florida 33711

ADDRESSES AND PARCEL ID NOS.: 421 44th Avenue North; 06-31-17-54540-004-0100
4400 4th Street North; 06-31-17-54540-004-0110

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-1)
Corridor Commercial Suburban (CCS-1)

SITE AREA TOTAL: 15,915 square feet or 36.5 acres

GROSS FLOOR AREA:

Existing:	2,450 square feet	0.15 F.A.R.
Proposed:	2,450 square feet	0.15 F.A.R.
Permitted:	5,610 square feet	0.55 F.A.R.

BUILDING COVERAGE:

Existing:	2,450 square feet	15% of Site MOL
Proposed:	2,450 square feet	15% of Site MOL
Permitted:	5,610 square feet	55% of Site MOL

IMPERVIOUS SURFACE:

Existing:	14,626 square feet	92% of Site MOL
Proposed:	12,415.5 square feet	78% of Site MOL
Permitted:	13,527 square feet	85% of Site MOL

OPEN GREEN SPACE:

Existing:	1,289 square feet	8 %of Site MOL
Proposed:	3,499 square feet	21.9% of Site MOL

PAVING COVERAGE:

Existing:	12,176 square feet	76.5% of Site MOL
Proposed:	8,916 square feet	56% of Site MOL

PARKING:

Existing:	12; including 1 handicapped space
Proposed:	24; including 1 handicapped space
Required	16; including 1 handicapped space

BUILDING HEIGHT:

Existing:	15-feet
Proposed:	15-feet
Permitted:	36-feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for an accessory surface parking lot which is a Special Exception use within the NT-1 Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request: The applicant seeks approval of a Special Exception and related site plan to construct an accessory surface parking lot on a residentially zoned lot. The subject property consists of two commercially zoned lots and one residentially zoned lot. The commercial lots are located on the west side of 4th Street North, north of 44th Avenue North, and the residential lot is located to the west of the adjoining 16-foot wide alley, north of 44th Avenue North.

Current Proposal: The applicant is seeking to provide additional parking for the existing commercial building for an existing restaurant use on 4th Street North. A surface parking lot on the NT-1 zoned property is a Special Exception use according to Section 16.10.020.1 of the Land Development Regulations. The Special Exception Use is discussed later in the staff report.

The commercial property consists of two platted lots in the CCS-1 zoning district. The existing restaurant building was constructed in 1948 per property card records, as a “three room and bathroom residence.” Records later indicate a transition in the buildings use from single-family to restaurant in 1953, with a “rear building addition” to the existing structure. The current restaurant building is approximately 2,830 square feet, excluding an attached accessory outdoor patio seating area fronting 4th Street North.

The residentially zoned property consists of one platted lot of record, which was previously developed in 1953 with a “four room and bathroom” residence with a utility room, breezeway and carport. The home and all associated site improvements were demolished in September of 2017 (see attached building permit history). After that, the property was surfaced with crushed shell to accommodate additional off-street parking for the abutting restaurant use. In March of 2019, the subject property received a code citation for the installation of a surface parking lot made of crushed shell. The applicant proposes to remove and pave the existing crushed shell parking lot on the NT-1 property. The proposed lot will accommodate 12 additional parking spaces needed to aide in alleviating on-street parking, which currently encroaches into the neighborhood. None of the proposed parking spaces will be tandem, and the parking lot will utilize the alleyways to facilitate vehicular access. The applicant will be required to install fencing or wall along the west property line abutting the neighboring single-family use. Landscaping will be required in addition to the fencing to further provide impact mitigation.

Special Exception:

As mentioned above, the surface parking lot on the NT-1 zoned parcel is a Special Exception use that requires the Development Review Commission’s (DRC’s) review and approval. The DRC is responsible for the evaluation of the proposed use to ensure compliance with the applicable review criteria as outlined in City Code Section 16.70.040.1.4(D.), with a focus on the potential for adverse impacts such as noise, light, traffic circulation, traffic congestion, and compatibility. Twelve existing parking spaces serve the existing restaurant; City Code requires 16 parking spaces. The accessory parking lot will permit an additional twelve parking spaces for a total of 24 parking spaces. The additional on-site parking spaces will help eliminate patrons from utilizing the on-street parking in the residential neighborhood. The encroachment of commercial parking into the residential area has been a significant concern for the area. The City’s Transportation Department has reviewed the proposed site plan. It suggests the reorientation of the four spaces along the north portion of the parking lot be reoriented to align with the other eight proposed spaces. The intent of this relocation to deter business patrons from congesting the east/west alley, which services the existing single-family properties.

Additionally, the City’s Engineering and Capital Improvements Department has also reviewed the request. It has strongly suggested conditions of approval, which require the removal of impervious surfaces present in the right-of-way, the relocation of the restaurants dumpster to the designated on-site location, and removal of unpermitted café seating located in the property’s street side yard. ECID Staff has suggested the prior mentioned as several special conditions of approval for the DRC’s consideration in addition to standard conditions of approval. The special conditions are intended to promote compatibility and minimize negative impacts on the adjacent residential neighborhood consistent with the applicable standards in the

City's Land Development Regulations for this use type. If the request is approved consistent with the suggested special conditions, Staff does not anticipate a significant impact on the surrounding area as a result of this approval.

Public Comments: Staff received an email from Mr. Tim Haggerty, who is providing support for the Special Exception use. The email expresses concern regarding the potential misrepresentation of existing conditions provided by the location map. One phone call was received in support from the commercial property owners of 4426 4th Street North, in response to the public notice. No other comments have been collected in support or opposition regarding the Special Exception.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the Special Exception and related site plan, subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

1. The applicant and any future property owner(s) shall be responsible for restricting vehicular use of the portion of the parking lot zoned NT-1 between the hours of 10 p.m. and 7:00 a.m. The method to block the parking spaces shall be noted on the site plan submitted for permitting and shall be subject to review and approval by the Fire Department.
2. The continued availability of the off-site parking spaces necessary to meet the requirements of this section shall be ensured by a legal instrument that is recorded in public records, that the parking area will not be disposed of except in conjunction with the sale or the use of the building the parking area serves so long as the parking is required.
3. The applicant and any future property owner(s) shall be responsible for ensuring that the NT-1 portion of the parking lot is not utilized for any sales or service activities, long term parking, storage of dumpsters, heavy vehicles or similar equipment.
4. When the principal use is not open for business, the parking lot shall not be used for parking, except by employees.
5. The hedge that is required to screen the parking lot along the south side of the property shall be installed on the exterior perimeter of the fence or wall.
6. A six (6) foot high vinyl fence or wall shall be constructed along the west property line of the new parking lot.
7. A minimum four (4) foot high fence or wall shall be constructed along 44th Avenue North, located a minimum of 25 feet back from the front property line.
8. Evergreen trees shall be installed around the exterior perimeter of the new parking lot.
9. One evergreen shade tree shall be installed every 30 linear feet in the 44th Avenue North right-of-way. Evergreen understory trees can be substituted with shades tree at a ratio of 1.5 to 1 if there is a conflict with existing utilities.
10. A minimum of 75 percent of the 44th Avenue North and 4th Street North right-of-way shall be landscaped with vegetative ground cover or accent plants.
11. Exterior lighting shall comply with Section 16.40.070.

12. Bicycle parking if provided shall comply with Section 16.40.090.4.1.
13. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department memorandum dated February 12, 2020.
14. The Special Exception and related site plan approval is valid until March 4, 2023. Substantial construction shall commence prior to the expiration date, unless an extension has been approved by the POD. A request for an extension must be received in writing prior to the expiration date.

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
3. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
4. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
5. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that

the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.

2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.
3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. RESPONSES TO RELEVANT CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;
- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;

- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;
- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrence by complying with the adopted levels of service for:
 - a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject properties is: **Planned Redevelopment Mixed-Use and Planned Redevelopment Residential**

The land uses of the surrounding properties are:

North: **Planned Redevelopment Mixed-Use and Planned Redevelopment Residential**

South: **Planned Redevelopment Mixed-Use and Planned Redevelopment Residential**

East: **Planned Redevelopment Mixed-Use**

West: **Planned Redevelopment Residential**

REPORT PREPARED BY:



2.25.20

Shervon Chambliss, Planner I
Development Review Services Division
Planning and Development Services Department

DATE

REPORT APPROVED BY:



2.25.20

Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

DATE



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-32000001
Address: 421 44th Avenue North and
4400 4th Street North



BOUNDARY SURVEY - SHEET 1 OF 2
BASIS OF BEARING IS ASSUMED



LEGAL DESCRIPTION

LOT 10, BLOCK D, MAINE SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 25, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X (SHADED), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, COMMUNITY NUMBER 125148 (MAP NUMBER 12103C-0217-G), MAP DATED SEPTEMBER 3, 2003.

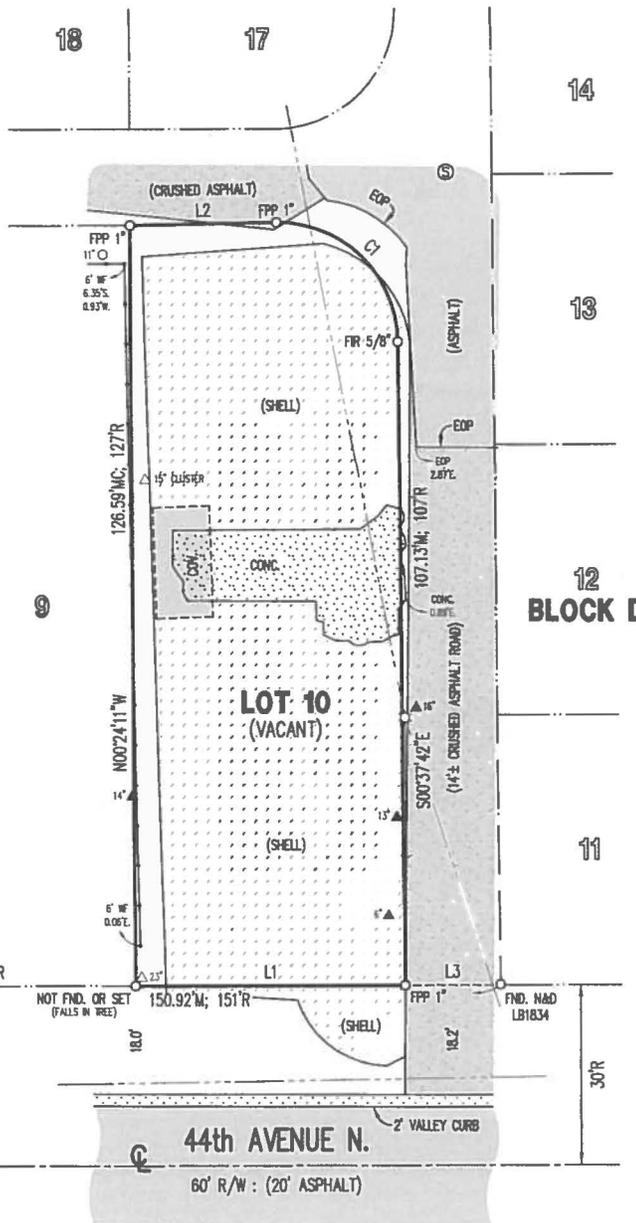
PREPARED FOR

TREY HEYWARD

- LINE L1
S89°49'34"W - 44.92'M; 45°R
- LINE L2
N88°42'49"E - 24.45'M; 25°R
- LINE L3
S89°49'34"W - 16.00'M; 16°R
- CURVE C1
RADIUS = 20.00'R
ARC = 31.48'M
CHORD = 28.33'M
CHD. BRG. = S45°27'12"E M

FPP 1"
S.W. COR. OF
LOT 8, BLK. D

N89°49'34"E 90.00'MC; 90°R
N89°49'34"E BRG. REF. LINE (ASSUMED BRG.)
NOT FND. OR SET (FALLS IN TREE)



LEGEND

- ☆ - LIGHT POLE
- Ⓢ - SANITARY SEWER MANHOLE
- - GUY WIRE
- - OVERHEAD WIRES
- ⊙ - OAK
- ⊙ - PALM
- ⊙ - UNKNOWN

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CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY

JOB NUMBER: 190123

DATE SURVEYED: 5-22-2019

DRAWING FILE: 190123.DWG

DATE DRAWN: 6-6-2019

LAST REVISION: N/A

X REFERENCE: N/A

UNOFFICIAL COPY

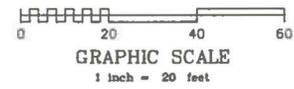
FOR INFORMATIONAL PURPOSES ONLY FOR THE CERTIFIED PARTIES

THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)



S.O.
LB 1834

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

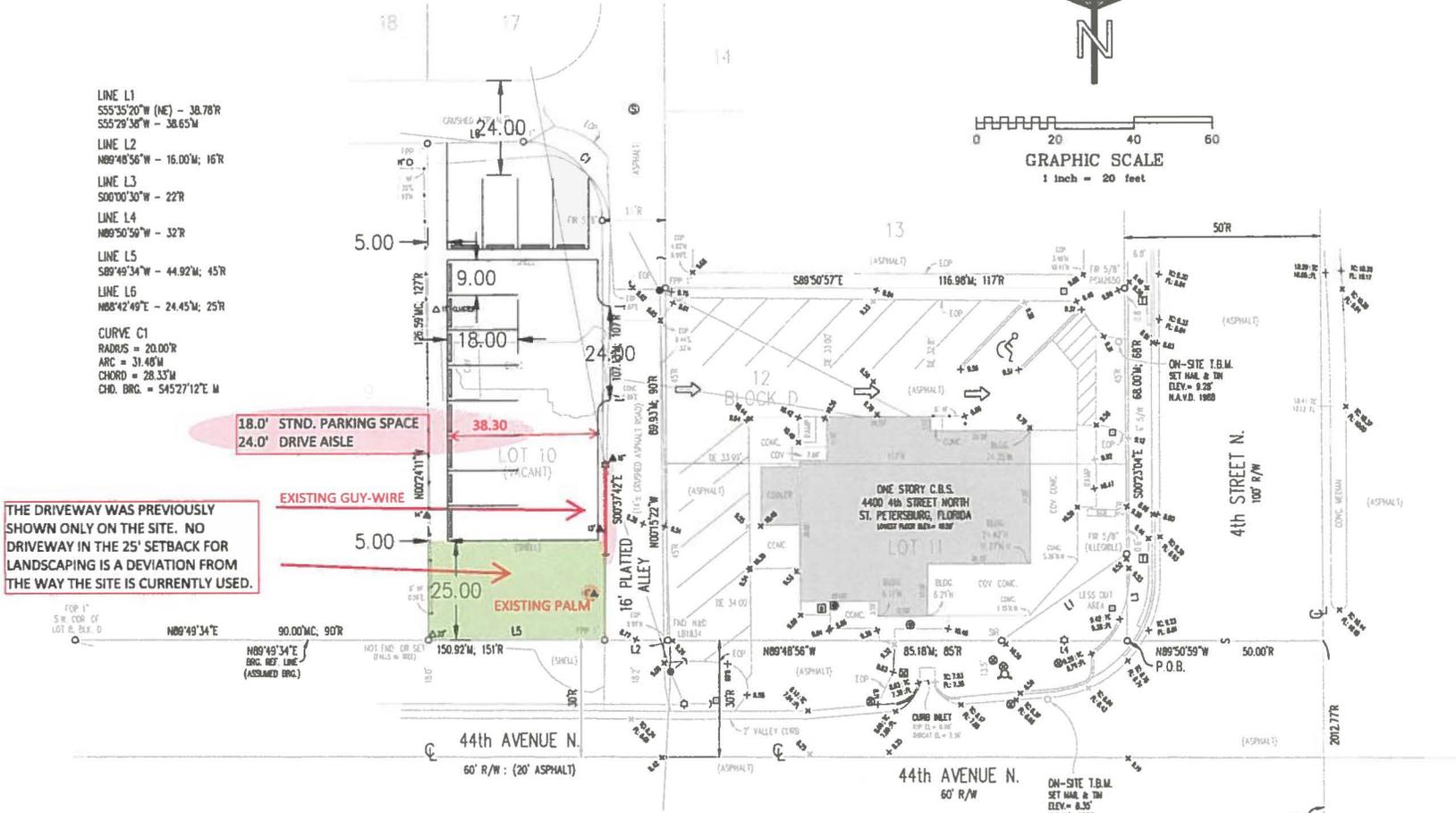


- LINE L1
S55°35'20"W (NE) - 38.78'R
S55°29'34"W - 38.65'M
- LINE L2
N89°48'56"W - 16.00'M; 16'R
- LINE L3
S00°00'30"W - 22'R
- LINE L4
N89°50'59"W - 32'R
- LINE L5
S89°49'34"W - 44.92'M; 45'R
- LINE L6
N85°42'49"E - 24.45'M; 25'R
- CURVE C1
RADIUS = 20.00'R
ARC = 31.48'M
CHORD = 28.33'M
CHD. BRG. = 545°27'12"E M

THE DRIVEWAY WAS PREVIOUSLY SHOWN ONLY ON THE SITE. NO DRIVEWAY IN THE 25' SETBACK FOR LANDSCAPING IS A DEVIATION FROM THE WAY THE SITE IS CURRENTLY USED.

18.0' STND. PARKING SPACE
24.0' DRIVE AISLE

EXISTING GUY-WIRE
5.00'
25.00'
EXISTING PALM



LEGEND

- ELEVATION
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- SIGN
- TRAFFIC SIGNAL VAULT
- UNKNOWN VAULT
- WATER METER
- WATER VALVE
- GUY WIRE
- OVERHEAD WIRES
- 0.5' UPRIGHT CURB
- 2' CURB
- 2' CURB & GUTTER
- OAK
- PALM
- UNKNOWN

E. COR. OF THE S.W. 1/4 OF SECTION 6-31-17
N00°11'55"W

P.O.C.
S.E. COR. OF THE
S.W. 1/4 OF
SECTION 6-31-17

Front View From 4th Street North



Street Side Yard View From 44th Avenue North



View of North/South Alley From 44th Avenue North



Front View of Residential Lot From 44th Avenue North



SUBDIVISION	LOT	BLOCK
BUILDING	ELECTRICAL	PLUMBING
<p>Location: 4400-4th Street No. #71484-G-1 - 11/23/48 - \$4000 Owner John Santoro - Three room and bath residence with open porch (26' x 34')(Type C) #82446-G1 - 9/27/50 - \$1500 Owner Henry Brajcki - Erect toilet room addition to rear of building (8'6" x 16'6") (Type C) #92798-G-1 - 6/2/52 - \$1300 Owner E. McLaury - Addition to rear of building for storage room (Type C) - (8'6" x 8'6") Sellers Shannon contr. #99798-G1 - 6/2/53 - \$700 Owner E. McLaury - Add to rear of restaurant (Type V) (19'6" x 11'6") Sellers Shannon, Contractor; George Griswold, Architect. State Hotel Comm. #B-2936</p> <p style="text-align: right;">(Over)</p>	<p>#2388B - 2/15/49 - J. Santoro Doyle - 10c 8sw 12p 3ws 2- meters 1-range 1-w.heater #275C - 10/25/50 - H.Brajcki Clark - 6c 4sw 3p 3ws 60amp 2-meters 1-w.heater #10276-C- 6/9/52 - McLawry- Bismarck - 10p 3ws 2-meters- enlarging service #1911D - 11-4-52 - McLawry Bismarck - 3c 1sw 3p #6702D - 6/23/53 - McLaury Bismarck - 4c 2p #2703E - 4-29-54 - Mrs. Johnson Peninsular Elec. - 2-3/4 HP air conditioners INSTALLATION #9991B - 12/29/61 - Orange Lake Hms J.C.Pressly - #575 Duo Therm Htr: 55 gal. drum on stand - #26 ga. 4" dia. steel stack</p>	<p>#5942 - 12-7-48- Santoro Jones Inc - c-1-s-ewh-shower #13880 - 10/13/50 - H.Brajcki Seidenspinner - 3-closets 3-lavatories 1-sink 1-sand trap #14237 - 11/9/50 - H.Brajcki Seidenspinner - relocate ewh #5078A - 10/28/52 - Johnson Jones Inc. - 1-sink</p> <p style="text-align: right;">OVER</p> <p style="text-align: center;">GAS</p> <p>#1275 - 11/17/50 - Brajcki Pinellas - 1-range 1-steam table 1-fryolator #8718B-4-20-59-E.E.Weakley St.Pete Gas-6 outlets-4 rge. 1 wtr.htr.-1 hot plate-tank #8951B-5-25-59-E. E. Weakley St.Pete Gas-hot plate repl. #663C-11-24-59-E. E. Weakley St. Pete Gas-replace water heater</p>
SIGNS	SEWER	SEPTIC TANK
<p>#3686 - 10/14/54 - Mrs.Johnson plain ground sign - St.Pete. Display Exchange</p> <p style="text-align: right;">(over)</p>	<p>Delinquent letter sent 10/27/58 #7850F - 1/5/59 - M. A. Phillips Greene Plbg. - \$5.00 tap</p>	<p>#2888 - 12-7-48- Santoro Jones Inc. #6469 - 10/17/50 - H.Brajcki W.Waechter - 2 tanks #2760C - 1/4/55 - McLaury B & W Tanks - 80' drain</p>

#5812A -
Owner Mr. Johnson's Chicken
Delight - Two window air
conditioners (1 ton) Peninsu-
lar Elec., Contractor

B of A - 8/13/54 - Granted
erect two ground signs (#6)

#83111A-CLD - 1/30/63 - \$600
Owner R. O. Fisher - Reroof exist-
ing building (Type V) Class A
Riteway Roofing, Contractor

#88481A-CLD - 8/21/63 - \$1000
Owner - Tony's San Francisco Bar
Remodel bar - Stephen A. Thompson,
Contr.

#B-5528-CLD - 1/2/68 - \$2000
Owner Francisco - Repair fire damage
to existing building (Type V) Inman
White, Contractor

#7403 - CLD - 12/1/71 - \$500.
Owner Nicolas Grannemann - Replace
windows and doors - general repairs
inside only (Type V) by owner
Sign

#928A - 11/8/63 - \$400 - San Francisco
Bar - Erect illuminated stickout sign
Ross Carson Signs.

#2472 - 10/27/61 - James Rosati
Bob Hedrick Signs - Replace plain
metal pole sign \$375

#185A - 5/15/62 - Junior Posters
Junior Posters - 2 panel plain metal
billboard \$100

ELECTRICAL PERMITS

#1473C-8-5-59-Weakley
M & J Elec.-2c 2sw 6p
repairs to circuit and
ground equipment

#1302G - 9/6/63 - Thompson
Mitchell Elec. - 1p 2-bath fans
1-1/2hp compressor

#E6698 - 1/4/68 - Sir Williams Reef
Electrical Contractors Co. - 5c 5sw
12p - Sign circuit

PLUMBING

#2404G - 4/14/59 - Weakley
Hickson Plbg. - 3-floor drains;
replace 1-sink

#7770L - 8/23/63 - S. A. Thompson
Stone-Mountain Plbg. - / slop sink
1-urinal 1-w. heater 1-bar sink
1-cooler 1-beer dispenser

P6277A - 1/3/72 - Granamann
Patterson - relocate floor drain
1-interceptor 1-sink(pot-3comp)

SUBDIVISION MAINE

EOT

11 & 12

BLOCK

D

D

11-12

BUILDING

ELECTRICAL

6-31-17

PLUMBING

F-24

Location: 4400-4 Street North
#7733 - C-LD - 12/17/71 - \$500
Owner Nicholas Grannemann -Interior
repair and paneling, relocate bar
By owner.

#10560-CLD- 5/9/72 - \$315
Owner Nicholas Grannenann- Concrete
wall 6' high and 80' long on commer-
cial property line for light
barrier wall - 10' at alley
intersection to be 3' high - work
must be completed within 30 days or
permit is void (Type V) By owner.
Extension of 30 days granted for
#10560 - 6/12/72 by P. J. K.

#77082- 4/7/81- \$950
Owner Emely Gugel- Reroof rear
flat only of res; tear off; reroof
Class A hot built up fiberglass
(Type V) Charles Roofing, Contr

#E1618D 1/24/72 Brannermann
Mitchell 1192. 3-SW.

P627A - 12/23/71 - Grannemann
Patterson Plbg. - relocate floor
drain 1-interceptor 1-sink pot 3comp

ROR-1

INSTALLATION	GAS	SEWER
	SIGNS	SEPTIC TANK



Global Location Inquiry - Building Permit Applications

Property address: 4400 4TH ST N

Parcel Identification Nbr 06/31/17/54540/004/0110/

Application				Tenant		
Year	Number	Type	Status	Date	Number	Name
17	03000427	ACOM	AP	3/08/17		COVERED KITCHEN
13	03001030	ACOM	CL	3/26/13		
11	06000787	ACOM	CO	6/21/11		CHAMPIONS BBQ
08	07000373	ACOM	CO	7/14/08		HAPPY SHACK
93	07233026	OLD	AP	7/23/93		
92	06252017	OLD	AP	6/25/92		

- ✓ OK
- ✗ Exit
- ↩ Cancel
- Display location L...

SUBDIVISION MAINE	LOT 10	BLOCK D
BUILDING	RS-75 ELECTRICAL R-4	6-31-17 PLUMBING F-24
<p>Location: 421-44th Avenue No. #97669-B - 2/12/53 - \$5500 Owner Robert W. Rigby - Four room and bath residence with B/W, carporte and utility room (26' x 46')(Type VI) #2791A-D1 - 11/20/53 - \$100 Owner Robert W. Rigby - Pro- jection to building for re- frigerator (4' x 3')(Type VI) #4612A-Dx - 3/5/54 - \$325 Owner R. W. Rigby - Enclose rear porch with jalousies (10' x 12')(Type VI) #63046A-D1 - 8/31/60 - \$100 Owner Mrs. Edith Rigby - Reroof car- port and florida room (Type VI) Rite-Way Roofing & Siding, Contr. #B6628A-R4 - 11/7/69 - \$70 Owner K. Mancuso - Erect 40' of 48" fence at left side of existing residence to lot line Tuten, Contractor</p> <p style="text-align: right;">(over)</p>	<p>#4783D - 3/13/53 W.A Knapp Bismark - 8c 8sw 18p 3ws 2-meters 1-range 1-w heater #E995B - 10/17/69 - Mancuso Kelly Elec. - 100 amps 1-1HP room a/c</p> <p style="text-align: center;">INSTALLATION</p> <p>#2477 - 11/9/55 - R.Wrigley Everymake Co. - 3/4 HP Ambass- ador room air conditioner #2478 - 11/9/55 - R.Rigley Everymake Co. - 3/4 HP Ambass- ador room air conditioner</p>	<p>#7269A - 3/12/53 - Rigby Sq.Deal - c-1-s-b-ewh #11525E - 1/23/58 - Rigby Reynolds Plbg. - replace ewh</p> <p style="text-align: center;">GAS</p>
SIGNS	SEWER	SEPTIC TANK
	<p>#11358C - 3/9/56 - R.W.Rigby Greene Plbg. - \$5.00 tap</p>	<p>#13847 - 4-17-53 - Rigby J.H.Morris - 1-540</p>

BUILDING

#14050-R4 - 10/18/72 - \$200

Owner Mrs. K. Sullivan - Install
aluminum utility building 6' x 8'
(Type IV) Wally Watt Mfg., Inc., Contr.

R6-08040-6-23-86-860.00-RS75

Owner: Sullivan - tear off roof
and dry-in class A fiberglass
shingles - Contr George & Sons
(TYPE-VI) (BLC/yiw)

Feb 18, 2020 7:56:07 PM EST
File Edit List Commands Help
SUNGAARD PUBLIC SECTOR
NavLine

Global Location Inquiry - Building Permit Applications

Property address: 421 44TH AVE N
Parcel Identification Nbr 06/31/17/54540/004/0100/

Year	Number	Type	Status	Date	Number	Tenant Name
17	00001852	DSFR	CL	8/29/17		
94	07184050	OLD	AP	7/18/94		

✓ OK
✗ Exit
✗ Cancel
Display location L...

Feb 17, 2019 7:45:52 PM EST
 File Edit List Commands Help
 SUNGARD PUBLIC SECTOR
 NavitLine

Related Cases And Inspection Selection

Property address, location ID: 4400 4TH ST N
 Parcel Identification Nbr: 06/31/17/54540/004/0110/
 Old account number: 20001580

Number	Status	Date	Insp	Description
20 00002336	CASE CLOSED	1/28/20	OBS	SEARCH FOR ACTIVE VIOLATIONS
17 00010939	CASE CLOSED	5/11/17	RSH	SIGNS
17 00002637	INVALID COMP	2/03/17	MN	PERMIT(S)
15 00024697	CASE CLOSED	10/21/15	RSH	SIGNS
07 00001318	CASE CLOSED	1/18/07	IF	PROPERTY MAINTENANCE
06 00019995	CASE CLOSED	9/13/06	IF	PROPERTY MAINTENANCE
06 00009014	CASE CLOSED	5/08/06	IF	PROPERTY MAINTENANCE
04 00010368	INVALID COMP	6/01/04	AR	PROPERTY MAINTENANCE
92 00019505	CASE CLOSED	12/17/92	RSH	SIGNS
92 00000054	CASE CLOSED	3/16/92	CDC	ZONING VIOLATIONS

OK
 Exit
 Cancel
 Display open
 Cases only
 View 2



Related Cases And Inspection Selection

Property address, location ID: 421 44TH AVE N
Parcel Identification Nbr: 06/31/17/54540/004/0100/
Old account number: 20001670

Number	Status	Date	Insp	Description
19 00005114	ACTIVE	3/04/19	TLM	ZONING VIOLATIONS
17 00023398	VOIDED	9/07/17	ACB	LIEN RELEASE STIPULATION PRCG
17 00020728	CASE CLOSED	8/11/17	OSS	SEARCH FOR ACTIVE VIOLATIONS
17 00017157	CASE CLOSED	7/12/17	RSH	OVERGROWTH
17 00003889	CASE CLOSED	2/21/17	TLM	PROPERTY MAINTENANCE
16 00018633	VOIDED	8/25/16	NS	PROPERTY MAINTENANCE
15 00026240	CASE CLOSED	11/04/15	ERH	CIVIL CITATION
14 00010185	CASE CLOSED	6/02/14	ERH	JUNK - OUTDOOR STORAGE
13 00021914	CASE CLOSED	10/17/13	RSH	OVERGROWTH
06 00015385	CASE CLOSED	7/19/06	RSH	OVERGROWTH
02 00012190	CASE CLOSED	6/12/02	RSH	OVERGROWTH
00 00022139	CASE CLOSED	12/12/00	RG	PROPERTY MAINTENANCE
00 00008050	CASE CLOSED	5/11/00	RG	INOPERATIVE MOTOR VEHICLE
99 00013963	CASE CLOSED	6/23/99	WB	OVERGROWTH
99 00006410	CASE CLOSED	3/25/99	WB	OVERGROWTH
98 00027432	CASE CLOSED	11/05/98	WB	OVERGROWTH
97 00002785	CASE CLOSED	1/09/97	ET	PROPERTY MAINTENANCE
94 00018548	CASE CLOSED	10/03/94	ET	OVERGROWTH

- OK
- Exit
- Cancel
- Display open
- Cases only
- View 2

Property Information

Address: 421 44TH AVE N
SAINT PETERSBURG, FL 337034713
Location ID: 162193
Parcel Identification Nbr: 06/31/17/54540/004/0100/
Old account number: 20001670
Zoning:
Subdivision: ALLENDALE OAKS NBRHD ASSN

Case General Information

Case status: AC ACTIVE
Status date: 3/04/2019
Case type: ZONE ZONING VIOLATIONS
Reported date: 3/04/2019
Origination: CF CODES FOLLOW-UP
Default inspector: TLM TERESA L MYRICK 892-5519
Credit balance: .00
Disposition: Public
Pin number: 300910

Owner Information

Owner name: 421 44TH LLC
Address: 4400 4TH ST N
City: SAINT PETERSBURG, FL 337034729
Phone: 0
Notice: Y
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
ZONING PROHIBITED USE	AC		1	3/07/2019	

Case Data

Description	Data
TYPE USE	OTHER RESID-GAR/SHED/SLIP
PLAT SHEET	F-24
OFFICIAL RECORDS BOOK/PA	19757/0850
CEB AGENDA ITEM NUMBER	166
CEB ORDER DAYS	25
CEB ORDER FINE AMOUNT/DA	100.00
CEB ORDER COMPLIANCE DAT	07/21/2019
CEB ORDER MAILED DATE	07/02/2019
SPEC MAGISTRATE SCHED DA	03/25/2020
SPEC MAGISTRATE AGENDA N	C176
SPEC MAG LAST CERT LIEN	0.00
SPEC MAG TOTAL CERT LIEN	12,200.00
SPEC MAG ORDER MAILED DA	HAND DELIVERED
CEB MEETING DATE	06/26/2019
SPEC MAGISTRATE MEETING	12/18/2019

Active Inspections

(Continued)

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type	Text	Date
Case narrative	March 4, 2019 9:34:24 AM a4brown. Zoning approval required for placement of shell on vacant property and the property being utilized for parking.	3/04/2019 3/04/2019 3/04/2019
Violation comments ZONING PROHIBITED USE - AC	Covering this vacant lot with shell to use as a parking requires zoning approval. Please contact the Zoning department at 727-893-7471 for futher direction.	3/07/2019 3/07/2019 3/07/2019
Inspection comments 001 - INITIAL INSPECTION Results status INSPECTI	March 7, 2019 5:12:23 PM tlmyrick. Placement of shell on vacant property to be used for parking is in violation.	3/07/2019 3/07/2019 3/07/2019
002 - REINSPECTION Results status INSPECTI	May 3, 2019 8:27:02 AM tlmyrick. Violation remains. No permits. No city process noted in the system	5/03/2019 5/03/2019 5/03/2019
003 - REINSPECTION Results status INSPECTI	June 6, 2019 5:07:10 PM tlmyrick. Violation remains.	6/06/2019 6/06/2019
004 - REINSPECTION Results status INSPECTI	June 20, 2019 4:17:41 PM tlmyrick. Violation remains	6/20/2019 6/20/2019
005 - REINSPECTION Results status INSPECTI	July 12, 2019 6:04:24 PM tlmyrick. Violation remains	7/12/2019 7/12/2019
006 - REINSPECTION Results status INSPECTI	August 23, 2019 8:45:07 AM tlmyrick. Violation remains. No vehicles parked on the lot. Shell remains.	8/23/2019 8/23/2019 8/23/2019
007 - REINSPECTION Results status INSPECTI	December 6, 2019 3:07:09 PM tlmyrick. Violation remain. Lot remains vacant	12/06/2019 12/06/2019
008 - REINSPECTION Results status INSPECTI	December 13, 2019 10:09:11 AM tlmyrick. Violation remains	12/13/2019 12/13/2019
Board meeting comments		

Type	Text	Date
	(Continued)	
Other action comments		
001 - RECORD CHECK	March 7, 2019 5:20:32 PM tlmyrick. 421 44TH LLC 4400 4TH ST N ST PETERSBURG FL 33703-4729 Registered Agent Name & Address BOSS LAW 9887 4TH STREET NORTH SUITE 202 SAINT PETERSBURG, FL 33703	3/07/2019 3/07/2019 3/07/2019 3/07/2019 3/07/2019 3/07/2019 3/07/2019 3/07/2019 3/07/2019
002 - LETTER RECEIVED	March 14, 2019 7:36:06 AM a4brown. Received an extension request from Trey Heyward/641-8739, requesting additional time to get in necessary paperwork for change of use.	3/14/2019 3/14/2019 3/14/2019 3/14/2019
003 - MAIL RETURNED	CODE ENFORCEMENT BOARD NOTICE OF HEARING ADDRESSED TO: 421 44TH LLC DATE MAILED CERTIFIED: 05/09/2019 JUNE AGENDA ITEM # 166 REASON FOR RETURN: UNCLAIMED June 6, 2019 3:44:15 PM ltgreene.	6/06/2019 6/06/2019 6/06/2019 6/06/2019 6/06/2019 6/06/2019
004 - POSTING	June 6, 2019 5:07:47 PM tlmyrick. B1 posted at the front entrance	6/06/2019 6/06/2019
005 - RECORD CHECK	June 20, 2019 4:18:34 PM tlmyrick. 421 44TH LLC 4400 4TH ST N ST PETERSBURG FL 33703-4729 Registered Agent Name & Address BOSS LAW 9887 4TH STREET NORTH SUITE 202 SAINT PETERSBURG, FL 33703	6/20/2019 6/20/2019 6/20/2019 6/20/2019 6/20/2019 6/20/2019 6/20/2019 6/20/2019 6/20/2019
006 - CODES ENFORCEMENT MEE	COMPLIANCE DATE 07/21/2019. FINE \$100.00/DAY. ***** OWNER/REP DID NOT ATTEND HEARING. BOARD GAVE 25 DAYS.	6/27/2019 6/27/2019 6/27/2019
008 - CEB ORDER MAILED		
009 - POSTING	July 12, 2019 6:04:53 PM tlmyrick. M9 posted using a stake in the ground (vacant lot) near the alley along 44th Ave N.	7/12/2019 7/12/2019 7/12/2019
010 - MAIL RETURNED	ORDER OF THE BOARD ADDRESSED TO: 421 44TH LLC	8/01/2019

Type	Text	Date
	(Continued)	
011 - RECORD CHECK	DATE MAILED CERTIFIED: 07/02/2019 JUNE AGENDA ITEM # 166 REASON FOR RETURN: UNCLAIMED August 1, 2019 9:31:48 AM ltgreene.	8/01/2019 8/01/2019 8/01/2019 8/01/2019
012 - AUG LIEN CERT. MEETIN	August 23, 2019 8:46:28 AM tlmyrick. 421 44TH LLC 4400 4TH ST N ST PETERSBURG FL 33703-4729	8/23/2019 8/23/2019 8/23/2019 8/23/2019
013 - CODES ENFORCEMENT MEE	OWNER/REPRESENTATIVE PRESENT. WAS HAND-DELIVERED A COPY OF THE CONSENT AGENDA NOTICE OF ORDER AT HEARING.	9/05/2019 9/05/2019
014 - NOV LIEN CERT. MEETIN	LIEN EXTENDED BY SM 60 DAYS 08/28/2019 HEARING.	9/05/2019
015 - CODES ENFORCEMENT MEE	NO REPRESENTATION AT SPECIAL MAGISTRATE HEARING.	11/25/2019
017 - LIEN & NOTICE OF ORDE	LIEN CERTIFIED FOR \$12,200.00 11/20/2019 HEARING.	11/25/2019
018 - POSTING		
019 - RECORD CHECK	December 6, 2019 3:08:20 PM tlmyrick. CN posted in the ground along the 44th Ave N side.	12/06/2019 12/06/2019
020 - TELEPHONE CONVERSATIO	December 13, 2019 10:09:31 AM tlmyrick. No change in ownership No active permits Vacant lot	12/13/2019 12/13/2019 12/13/2019 12/13/2019
021 - DEC LIEN CERT. MEETIN	December 17, 2019 4:21:13 PM tlmyrick. From owner Trey @421-8739 advising that he missed the deadline and has not completed the permit application process. He wanted to know if he needed to attend the hearing.	12/17/2019 12/17/2019 12/17/2019 12/17/2019 12/17/2019 12/17/2019 12/17/2019
022 - CODES ENFORCEMENT MEE	I left a message and advised him that he would need to attend to request more time.	12/17/2019 12/17/2019
023 - CODES ENFORCEMENT MEE	OWNER/REPRESENTATIVE PRESENT. WAS HAND-DELIVERED A COPY OF THE CONSENT AGENDA NOTICE OF ORDER AT HEARING.	12/20/2019 12/20/2019
024 - MAIL RETURNED	LIEN EXTENDED BY SM 90 DAYS 12/18/2019 HEARING. CERTIFIED LIENS TOTAL \$12,200.00. POTENTIAL LIENS NOT CERTIFIED \$12,600.00 (11/21/2019-03/25/2020).	12/20/2019 12/20/2019
	LIEN AND CONSENT NOTICE OF ORDER ADDRESSED TO: 421 44TH LLC DATE MAILED: 11/26/2019 JANUARY AGENDA ITEM #141 REASON FOR RETURN: NOT DELIVERABLE AS ADDRESSED	12/31/2019 12/31/2019 12/31/2019 12/31/2019

Type	Text	Date
	(Continued)	
Land Management information Legal description	December 31, 2019 9:51:16 AM ltgreene.	12/31/2019
Lien information	MAINE SUB BLK D, LOT 10	



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**SPECIAL EXCEPTION
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **March 4, 2020 at 2:00 P.M.** in the Auditorium of the Sunshine Center, 330 5th Street North, St. Petersburg, Florida.

CASE NO.: 20-32000002 PLAT SHEET: H-1

REQUEST: Approval of a modification to a previously approved Special Exception to construct a new 4,560 square-foot building and add six (6) new containers for a total of ten (10) for an existing greenhouse in the IT zoning district.

OWNER: Brick Street Farms, LLC
Attn: Shannon O'Malley
480 23rd Avenue North
Saint Petersburg, Florida 33704

ADDRESS: 2001 2nd Avenue South

PARCEL ID NO.: 24-31-16-44191-008-0150

LEGAL DESCRIPTION: On File

ZONING: Industrial Traditional (IT)

SITE AREA TOTAL: 12,400 square feet or 0.28 acres

GROSS FLOOR AREA:

Existing:	1,776 square feet	0.14 F.A.R.
Proposed:	8,096 square feet	0.65 F.A.R.
Permitted:	9,300 square feet	0.75 F.A.R.

BUILDING COVERAGE:

Existing:	1,776 square feet	14% of Site MOL
Proposed:	8,096 square feet	65% of Site MOL
Permitted:	N/A	

IMPERVIOUS SURFACE:

Existing:	12,400 square feet	100% of Site MOL
Proposed:	10,679 square feet	86% of Site MOL
Permitted:	11,780 square feet	95% of Site MOL

OPEN GREEN SPACE:

Existing:	0 square feet	
Proposed:	1,721 square feet	14% of Site MOL

PAVING COVERAGE:

Existing:	10,624 square feet	86% of Site MOL
Proposed:	2,583 square feet	21% of Site MOL

PARKING:

Existing:	4; including 1 handicapped spaces
Proposed:	9; including 1 handicapped spaces*
Required	8; including 1 handicapped spaces

*Substituting two vehicle parking spaces for six bicycle and four motorcycle parking spaces. Six bicycle spaces equal one vehicle space and four motorcycle spaces equal one vehicle space.

BUILDING HEIGHT:

Existing:	12 feet
Proposed:	26 feet
Permitted:	35 feet

APPLICATION REVIEW:

I. **PROCEDURAL REQUIREMENTS:** The applicant has met and complied with the procedural requirements of Section 16.10.020.1 of the Municipal Code for a greenhouse which is a Special Exception use within the Industrial Traditional (IT) Zoning District.

II. **DISCUSSION AND RECOMMENDATIONS:**

The Request:

The applicant seeks approval of a modification to a previously approved Special Exception to construct a new 4,560 square-foot building and add six (6) new storage containers for a total of ten (10) for an existing greenhouse in the IT zoning district. The subject property is located at the northwest corner of 20th Street South and 2nd Avenue South.

Current Proposal:

In 2016, the Development Review Commission approved a Special Exception and related site plan for a hydroponic farm. A hydroponic farm is considered a greenhouse use as defined in Section 16.10.020.1 of the City Code. The approval allowed the applicant to operate a hydroponic farm in three (3) storage containers. The approval also allowed the applicant to

expand the farm to eight (8) storage containers for farming purposes. There are currently four (4) storage containers on-site.

The applicant is seeking to modify the existing approval and install an additional six (6) storage containers for a total of 10-storage containers, convert an existing 336 square foot building into a commercial kitchen and construct a new 4,560 square foot building that will be used as a warehouse with an accessory retail space.

There are four (4) existing storage containers located in the southwest corner of the subject property. The applicant will add an additional storage container to the north of the existing four (4) storage containers, for a total of five (5). The applicant will stack five (5) storage containers on top of the other five (5) storage containers, for a total of 10. The existing 336 square foot building in the southeast corner of the property will remain and the new 4,560 square foot building will be located north of the 10 storage containers and the existing building. Located between the existing building and new building will be an outdoor courtyard. Pedestrians can access the site through pedestrian gates along 20th Street South and 2nd Avenue South. Parking will be located north of the new building and accessed from the existing east-west alley. A dumpster will be located along the alley.

The proposed storage containers are similar in size and appearance as a shipping container. The exterior of the containers will be finished with insulated panels and painted. The overall size of each container is 8x40x9. The new building will be finished with metal and wood that will compliment the storage containers exterior.

Public Comments:

No comments or concerns were expressed to staff at the time this report was prepared.

III. RECOMMENDATION:

A. Staff recommends APPROVAL of the modification to the Special Exception and related site plan subject to the Special Conditions of Approval.

B. SPECIAL CONDITIONS OF APPROVAL:

- 1. The applicant shall install landscaping as identified on the site plan included with this application.**
- 2. The plans submitted for permitting shall comply with Section 16.40.070 Lighting.**
- 3. The plans submitted for permitting shall comply with Section 16.40.090.4 Bicycle Parking.**
- 4. All greenhouse activities shall occur within the containers.**
- 5. Plans shall be revised as necessary to comply with the comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated February 12, 2020.**

C. STANDARD CONDITIONS OF APPROVAL

(All or Part of the following standard conditions of approval may apply to the subject application. Application of the conditions is subject to the scope of the subject project and at the discretion of the Zoning Official. Applicants who have questions regarding the application of these conditions are advised to contact the Zoning Official.)

ALL SITE PLAN MODIFICATIONS REQUIRED BY THE DRC SHALL BE REFLECTED ON A FINAL SITE PLAN TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BY THE APPLICANT FOR APPROVAL PRIOR TO THE ISSUANCE OF PERMITS.

Building Code Requirements:

1. The applicant shall contact the City's Construction Services and Permitting Division and Fire Department to identify all applicable Building Code and Health/Safety Code issues associated with this proposed project.
2. All requirements associated with the Americans with Disabilities Act (ADA) shall be satisfied.

Zoning/Planning Requirements:

1. The applicant shall submit a notice of construction to Albert Whitted Field if the crane height exceeds 190 feet. The applicant shall also provide a Notice of Construction to the Federal Aviation Administration (FAA), if required by Federal and City codes.
2. All site visibility triangle requirements shall be met (Chapter 16, Article 16.40, Section 16.40.160).
3. No building or other obstruction (including eaves) shall be erected and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery, and hedges of a type approved by the City.
4. The location and size of the trash container(s) shall be designated, screened, and approved by the Manager of Commercial Collections, City Sanitation. A solid wood fence or masonry wall shall be installed around the perimeter of the dumpster pad.

Engineering Requirements:

1. The site shall be in compliance with all applicable drainage regulations (including regional and state permits) and the conditions as may be noted herein. The applicant shall submit drainage calculations and grading plans (including street crown elevations), which conform with the quantity and the water quality requirements of the Municipal Code (Chapter 16, Article 16.40, Section 16.40.030), to the City's Engineering Department for approval. Please note that the entire site upon which redevelopment occurs shall meet the water quality controls and treatment required for development sites. Stormwater runoff release and retention shall be calculated using the rational formula and a 10-year, one-hour design storm.
2. All other applicable governmental permits (state, federal, county, city, etc.) must be obtained before commencement of construction. A copy of other required governmental permits shall be provided to the City Engineering & Capital Improvements Department prior to requesting a Certificate of Occupancy. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a governmental agency and does not create any liability on the part of the City of St. Petersburg for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by other governmental agencies or undertakes actions that result in a violation of state or federal law.

3. A work permit issued by the Engineering Department shall be obtained prior to commencement of construction within dedicated rights-of-way or easements.
4. The applicant shall submit a completed Storm Water Management Utility Data Form to the City's Engineering Department for review and approval prior to the approval of any permits.
5. Curb-cut ramps for the physically handicapped shall be provided in sidewalks at all corners where sidewalks meet a street or driveway.

Landscaping Requirements:

1. The applicant shall submit a revised landscape plan, which complies with the plan approved by the DRC and includes any modifications as required by the DRC. The DRC grants the Planning & Development Services Department discretion to modify the approved landscape plan where necessary due to unforeseen circumstances (e.g. stormwater requirements, utility conflicts, conflicts with existing trees, etc.), provided the intent of the applicable ordinance(s) is/are maintained. Landscaping plans shall be in accordance with Chapter 16, Article 16.40, Section 16.40.060 of the City Code entitled "Landscaping and Irrigation."
2. Any plans for tree removal and permitting shall be submitted to the Development Services Division for approval.
3. All existing and newly planted trees and shrubs shall be mulched with three (3) inches of organic matter within a two (2) foot radius around the trunk of the tree.
4. The applicant shall install an automatic underground irrigation system in all landscaped areas. Drip irrigation may be permitted as specified within Chapter 16, Article 16.40, Section 16.40.060.2.2.
5. Concrete curbing, wheelstops, or other types of physical barriers shall be provided around/within all vehicular use areas to protect landscaped areas.
6. Any healthy existing oak trees over two (2) inches in diameter shall be preserved or relocated if feasible.
7. Any trees to be preserved shall be protected during construction in accordance with Chapter 16, Article 16.40.060.5 and Section 16.40.060.2.1.3 of City Code.

IV. CONSIDERATIONS BY THE DEVELOPMENT REVIEW COMMISSION FOR REVIEW (Pursuant to Chapter 16, Section 16.70.040.1.4 (D)):

- A. The use is consistent with the Comprehensive Plan.
- B. The property for which a Site Plan Review is requested shall have valid land use and zoning for the proposed use prior to site plan approval;
- C. Ingress and egress to the property and proposed structures with particular emphasis on automotive and pedestrian safety, separation of automotive and bicycle traffic and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe and emergency. Access management standards on State and County roads shall be based on the latest access management standards of FDOT or Pinellas County, respectively;
- D. Location and relationship of off-street parking, bicycle parking, and off-street loading facilities to driveways and internal traffic patterns within the proposed

development with particular reference to automotive, bicycle, and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping;

- E. Traffic impact report describing how this project will impact the adjacent streets and intersections. A detailed traffic report may be required to determine the project impact on the level of service of adjacent streets and intersections. Transportation system management techniques may be required where necessary to offset the traffic impacts;
- F. Drainage of the property with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the use of on-site retention systems. The Commission may grant approval, of a drainage plan as required by city ordinance, County ordinance, or SWFWMD;
- G. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with adjacent properties;
- H. Orientation and location of buildings, recreational facilities and open space in relation to the physical characteristics of the site, the character of the neighborhood and the appearance and harmony of the building with adjacent development and surrounding landscape;
- I. Compatibility of the use with the existing natural environment of the site, historic and archaeological sites, and with properties in the neighborhood as outlined in the City's Comprehensive Plan;
- J. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on property values in the neighborhood;
- K. Substantial detrimental effects of the use, including evaluating the impacts of a concentration of similar or the same uses and structures, on living or working conditions in the neighborhood;
- L. Sufficiency of setbacks, screens, buffers and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development and to control adverse effects of noise, lights, dust, fumes and other nuisances;
- M. Land area is sufficient, appropriate and adequate for the use and reasonably anticipated operations and expansion thereof;
- N. Landscaping and preservation of natural manmade features of the site including trees, wetlands, and other vegetation;
- O. Sensitivity of the development to on-site and adjacent (within two-hundred (200) feet) historic or archaeological resources related to scale, mass, building materials, and other impacts;
 - 1. The site is **not within** an Archaeological Sensitivity Area (Chapter 16, Article 16.30, Section 16.30.070).
 - 2. The property is **not within** a flood hazard area (Chapter 16, Article 16.40, Section 16.40.050).
- P. Availability of hurricane evacuation facilities for developments located in the hurricane vulnerability zones;

- Q. Meets adopted levels of service and the requirements for a Certificate of Concurrency by complying with the adopted levels of service for:
- a. Water.
 - b. Sewer (Under normal operating conditions).
 - c. Sanitation.
 - d. Parks and recreation.
 - e. Drainage.

The land use of the subject property is: **Industrial General**

The land uses of the surrounding properties are:

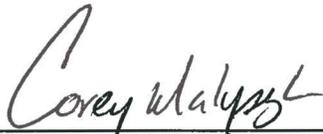
North: **Community Redevelopment District**

South: **Industrial General**

East: **Industrial General**

West: **Industrial General**

REPORT PREPARED BY:



Corey Malyszka, AICP, Urban Design and Development Coordinator
Development Review Services Division
Planning and Development Services Department

2/25/20

DATE

REPORT APPROVED BY:



Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

2.25.2020

DATE

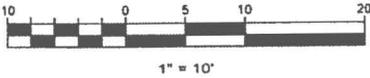


Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-32000002
Address: 2001 2nd Avenue South



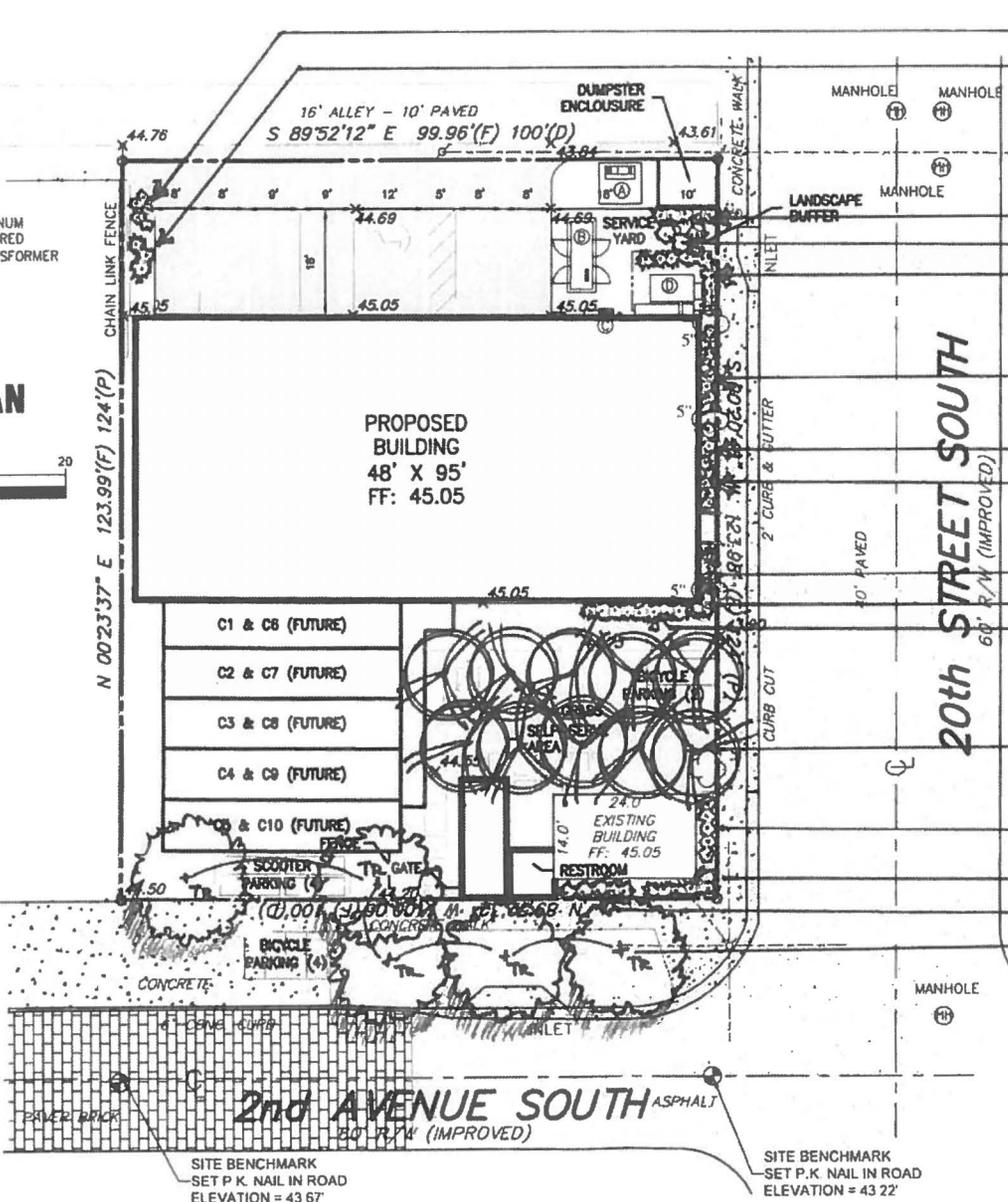
- A UTILITY TRANSFORMER PAD
- B 125KW BACK-UP GENERATOR IN ALUMINUM WEATHER ENCLOSURE, NATURAL GAS FIRED
- C 46"H X 30"W X 14.5"D METERING TRANSFORMER ENCLOSURE AND UTILITY METER
- D "RTU-3"

LANDSCAPE PLAN
GRAPHIC SCALE



21st STREET SOUTH

N 00°23'37" E 123.99'(F) 124'(P)



- 5 - ASCLEPIAS CURASSAVICA (ACCENT)
- 3 - ILEX GLABRA
- 5 - ILEX GLABRA (HEDGE - 30" SPACING)
- 3 - VIBURNUM SUSPENSUM
- 9 - ILEX COCCINEA (HEDGE - 30" SPACING)
- 8 - RAPHIOLEPSIS INDICA "LITTLE PINKIE" (ACCENT)
- 3 - ASCLEPIAS TUBEROSA (ACCENT)
- 5 - GALPHIMIA GRACILIS (ACCENT)
- 5 - OPHIOPOGON PLANISCAPUS (GROUNDCOVER)
- 3 - ASCLEPIAS CURASSAVICA (ACCENT)
- 8 - MUELENBERGIA CAPILLARIS (HEDGE) - GRASS
- 10 - WODYETIA BIFURCATA (PALM) - 5' SPACING
- 5 - RAPHIOLEPSIS INDICA "LITTLE PINKIE" (ACCENT)
- 6 - MUELENBERGIA CAPILLARIS (GRASS)
- 5 - GALPHIMIA GRACILIS (ACCENT)
- 5 EX OAK TREES (TRANSPLANT)

SITE BENCHMARK
SET P.K. NAIL IN ROAD
ELEVATION = 43.67'

SITE BENCHMARK
SET P.K. NAIL IN ROAD
ELEVATION = 43.22'

BRICK STREET FARMS

NEW HEADQUARTERS FACILITY
ST PETERSBURG, FLORIDA

100% DESIGN DEVELOPMENT DOCUMENTS



INDEX OF DRAWINGS		
SHEET NUMBER	SHEET COUNT	SHEET NAME
G-001	1	COVER SHEET & REINHERING
A-001	2	ARCHITECTURAL SITE PLAN
A-101	3	FIRST FLOOR PLAN
A-102	4	SECOND FLOOR PLAN
A-201	5	EXTERIOR ELEVATIONS
A-301	6	BUILDING SECTIONS
A-302	7	BUILDING SECTIONS
A-401	8	LARGE SCALE PLANS

GENERAL NOTES	
1.	IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE CONDITIONS AND INSPECTION REQUIREMENTS OF ALL PERMITS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SHALL SCHEDULE ALL INSPECTIONS IN ACCORDANCE WITH AGENCY REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THE WORK AND SHALL COMPLY WITH ALL STATE, COUNTY AND LOCAL ORDINANCES AND OBTAIN ANY NECESSARY WORK PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH SUBCONTRACTORS AND OTHER PUBLIC OR PRIVATE UTILITIES CONTRACTORS WITHIN THE PROJECT LIMITS. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNERS.
4.	THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO PERMIT THE RELOCATION OF EXISTING UNDERGROUND UTILITIES NOTIFICATION CENTER AT 1800 424 476.
5.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING DRAINAGE SYSTEM WITHIN THE LIMITS OF THE PROJECT AREA FOR THE DURATION OF THE PROJECT.
6.	UNLESS OTHERWISE SPECIFIED IN THE PLANS, EXISTING SOILS, FENCES, CONCRETE SURFACES, ETC. DISTURBED BY CONSTRUCTIONS SHALL BE REPLACED IN KIND OR BETTER, AS APPROVED BY THE ARCHITECTS. NO DEBRIS OF ANY KIND SHALL BE LEFT IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL FOLLOW ALL STANDARDS, REPUTATIONS LAWS AND SPECIFICATIONS REGARDING THE DISPOSAL OF ALL CONSTRUCTION DEBRIS.
8.	THE CONTRACTOR SHALL ENDEAVOR TO PROTECT PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR BY THE PERFORMANCE OF THE WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
9.	THE CONTRACTOR SHALL MAINTAIN THE PROJECT ACCESS POINTS AND APPROACHES SUFFICIENT TO PROVIDE SAFE ingress AND egress WITH CLEARLY MARKED DIRECTIONAL INFORMATION AND NUMBERING SIGN.
10.	THE ENTIRE BUILDING WILL BE INCLUDING WITHIN THE CONSTRUCTION AREA AND CLOSED TO THE PUBLIC FOR THE ENTIRE DURATION OF CONSTRUCTION.
11.	THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ANY TEMPORARY EQUIPMENT, MARSHALLING YARD, TRAILER, ETC. WITH THE OWNER AND ARCHITECT. SIGNAGES SHALL BE PROVIDED AS NECESSARY TO KEEP THE PUBLIC OUT OF THE CONSTRUCTION AREA, PRIOR TO THE BEGINNING ANY WORK. A PRE-CONSTRUCTION MEETING SHALL OCCUR INVOLVING THE CONTRACTOR, ARCHITECT AND OWNER.

GENERAL STANDARD SYMBOLS	
ROOM NAME [XXX]	ROOM IDENTIFICATION SYMBOL
DOOR [Symbol]	DOOR IDENTIFICATION SYMBOL
KEY NOTE [Symbol]	KEY NOTE
WINDOW/DOOR IDENTIFICATION SYMBOL [Symbol]	WINDOW/DOOR IDENTIFICATION SYMBOL
REVISION SYMBOL [Symbol]	REVISION SYMBOL
COLUMN GRID MARKER [Symbol]	COLUMN GRID MARKER
EQUIPMENT [Symbol]	EQUIPMENT
ELEVATION MARK [Symbol]	ELEVATION MARK
ELEVATION MARKER [Symbol]	ELEVATION MARKER
DETAIL MARKER [Symbol]	DETAIL MARKER
BUILDING SECTION MARKER [Symbol]	BUILDING SECTION MARKER
WALL SECTION MARKER [Symbol]	WALL SECTION MARKER
NORTH ARROW [Symbol]	NORTH ARROW
INTERIOR ELEVATION SYMBOL [Symbol]	INTERIOR ELEVATION SYMBOL
WALL/PARTITION TYPE INDICATOR [Symbol]	WALL/PARTITION TYPE INDICATOR

hayes | cumming
architects

2210 central ave, suite 100
st. petersburg, fl 33712
ph 727 321 0900
fx 727 321 0903
fx 8000 1260
hc-arc.com

andrew m. hayes, aia, leed bdi+c
andrew cumming, aia, leed bdi+c
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members of

AIA
American
Institute of
Architects

CONSULTANT:
CLIENT / PROJECT NAME:
NEW HEADQUARTERS FACILITY FOR

BRICK STREET FARMS
ST PETERSBURG, FL

Original drawing is 24"x36". Scale accordingly if reduced.

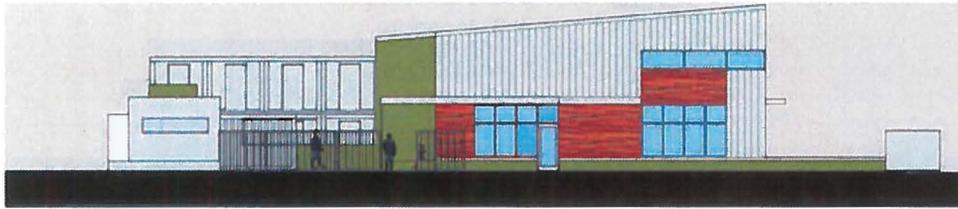
SHEET TITLE:
COVER SHEET

REVISIONS:

DATE ISSUED: 1 NOV 2018
PROJECT NO.: 18001

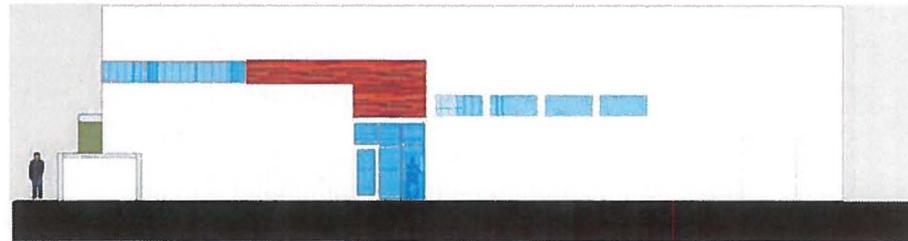
DRAWING NUMBER:
G001 SHEET 1 OF

11/05/2018 11:32 AM



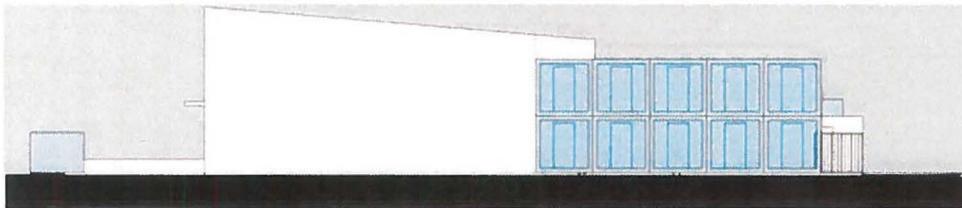
EAST ELEVATION

1/8" = 1'-0"



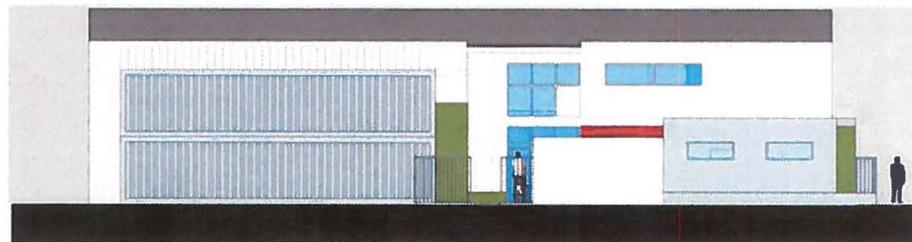
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

hoyes | burning

architects

2529 central ave
st. petersburg, fl 33712
ph 727.321.0900
fx 727.321.0903
AA-0001240
hc-arc.com

andrew m. hoyes, aia, lead bdrc
© 2017 hc-arc

members of



CONSULTANT:

CLIENT / PROJECT NAME:
50% DESIGN DEVELOPMENT
NEW FACILITIES FOR
BRICK STREET FARMS
ST PETERSBURG, FL

Digital drawing is 24x36". Scale accordingly if redx. w/d.

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

DATE ISSUED: 09/17/2017
PROJECT NO.: 00001

DRAWING NUMBER:

A-004 SHEET: 5 OF 7



January 3, 2020

Re: Brick Street Farms- New Building & Container Farms
200 – 20th Street South

Dear Neighbor,

We are pleased to inform you Brick Street Farms intends to increase its presence in south Saint Petersburg. As a valued community partner, we wanted to keep you informed as to the growth of our business and our immediate plans for development. We are making plans to place a new 4,560 SF building on our property, convert the existing masonry building to a studio kitchen and add six new container farms, bringing the total number of container farms we will utilize for urban farming to ten.

In order to accomplish our goals it is necessary to modify the existing Special Exception Permit that is currently in place on our property. We will be submitting an application for this modification to the City on January 13, 2020. This letter serves as the City required notification for submittal of modifications to the existing SE permit.

For your information, we have attached the proposed site plan so you may see the proposed layout of the site. We welcome your comments and look forward to speaking with you soon to receive any input you may have.

Sincerely,



Shannon O'Malley
Owner

**CITY OF ST. PETERSBURG
MEMORANDUM
ENGINEERING DEPARTMENT**

TO: Iris Winn, Administrative Clerk, Development Review Services
Jennifer Bryla, Planning & Development Services Department, Zoning Official
Corey Malyszka, Planning & Development Services, Development Review Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: February 12, 2020

FILE: 20-32000002

LOCATION 2001 2nd Ave S
AND PIN: 24/31/16/44191/008/0150
ATLAS: H-1
PROJECT: Special Exception

REQUEST: Approval of a modification to a previously approved Special Exception to construct a new 4,560 square-foot building and add six (6) new containers for a total of ten (10) for an existing greenhouse in the IT zoning district.

The Engineering Department has no objection to the proposed special exception provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1 hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

2. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions or a variance is processed by Zoning. Per the code a 6' wide sidewalk is required in the 20th Street South right-of-way and a 4' wide sidewalk is required in the 2nd Avenue South right-of-way.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

3. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type per current City Engineering Standards and Specifications.

It is specifically noted that that with the redevelopment of this site, the northern parkway of 2nd Avenue South will require removal of pavement surfaces and restoration of green areas between the public sidewalk and the road curb. These areas cannot continue to be used for 90 degree parking which backs out into the roadway. The site plan does not currently show removal of these surfaces.

4. Parking shown backing into the alley shall be designed with adequate backing space per City Land Development Code 16.40.090.3.4.

STANDARD COMMENTS: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City's Wastewater Tracking Form (available upon request from the City Engineering department, phone 727-893-7238). If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed Wastewater Tracking form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

The project Engineer will be required to develop a site specific Maintenance of Traffic plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will be

at the discretion of the City's Engineering director pending receipt of adequate justification. The Maintenance of Traffic plan shall be prepared in compliance with City Engineering's "Maintenance of Traffic Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department. Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.

It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies

adopted by the City.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File